



Promoting the wise use of land
Helping build great communities

COUNTY OF SAN LUIS OBISPO DEPARTMENT OF PLANNING AND BUILDING STAFF REPORT

PLANNING COMMISSION

MEETING DATE February 6, 2014	CONTACT/PHONE Kerry Brown, Project Manager 805-781-5713 kbrown@co.slo.ca.us	APPLICANT MWF Properties LLC/McDonalds	FILE NO. DRC2012-00099
SUBJECT A request by MWF Properties LLC / McDonalds for a Minor Use Permit to allow a change of use from an office (former Bank of America) to a restaurant; in an existing building of 3,978 square feet (3,078 square foot restaurant and 900 square foot remaining office space). The proposed restaurant will utilize the existing drive-through. The project will result in a disturbance of 500 square feet of the 21,408 square foot parcel (to make minor modifications to the drive-through configuration). The project is located on the north side of Los Osos Valley Road, approximately 280 feet east of 10 th Street at 1076 Los Osos Valley Road, in the community of Los Osos, in the Estero planning area			
RECOMMENDED ACTION 1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Minor Use Permit DRC2012-00099 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 26, 2013 for this project. Mitigation measures are proposed to address public services, transportation/circulation, and water and are included as conditions of approval.			
LAND USE CATEGORY Commercial Retail	COMBINING DESIGNATION Archaeologically Sensitive, Local Coastal Plan	ASSESSOR PARCEL NUMBER 074-301-018	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: On-site Wastewater Disposal and Drainage <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Setbacks, Fencing, Landscaping, Signage, Drive-in and Drive-through Facilities, Lighting, and Parking Requirements <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
EXISTING USES: Vacant building (previous use was a bank)			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North: Commercial Retail/ retail uses East: Commercial Retail/ retail uses</i> <i>South: Commercial Retail/ retail uses West: Commercial Retail/ retail uses</i>			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:

The project was referred to: Los Osos Community Advisory Council, Public Works, Environmental Health, CalFire, Los Osos Community Services District, APCD, and the California Coastal Commission

TOPOGRAPHY:

Level

VEGETATION:

Ornamental landscaping

PROPOSED SERVICES:

Water supply: Community system

Sewage Disposal: Individual septic system

Fire Protection: CalFire

ACCEPTANCE DATE:

September 9, 2013

PROJECT HISTORY

The existing building was built around 1960. The building has been occupied by a Security Pacific Bank and later Bank of America. The building has been vacant for 8 years. The proposed project is a change of use from an office to a restaurant; 900 square feet will remain office space. The proposed restaurant will utilize the existing bank drive-through with some minor modifications. The proposed McDonalds will look similar to the McDonalds in Morro Bay, employing McDonald's new modern design. The McDonalds is proposed to be open from 5:00 am to 12:00 am Monday through Thursday and 5:00 am to 1:00 am Friday through Sunday, with the drive-through open 24 hours a day every day of the week.

Due to community interest and opposition the Planning Director elevated this Minor Use Permit to the Planning Commission per Section 23.02.033b2(iii).

PLANNING AREA STANDARDS:

Estero Area Plan; Los Osos Urban Area

On-Site Wastewater Disposal

New development using on-site wastewater disposal systems shall protect coastal water quality and meet the requirements of the Regional Water Quality Control Board.

In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in most of the community of Los Osos. The project site is located in the moratorium area, known as the prohibition zone. The Regional Water Quality Control Board reviewed the applicant's request to change the use of the existing office building to a restaurant and found that existing septic system could accommodate the added wastewater flows. The proposed project will not impact coastal water quality.

Drainage

Los Osos Lowland Areas – Drainage Plan Requirement. In areas designated in Figure 7-40, all land use permit applications for new structures or additions to the ground floor of existing structures shall require drainage plan approval pursuant to Coastal Zone Land Use Ordinance Sections 23.05.040 et seq. unless the County Engineer determines that the individual project site is not subject to or will not create drainage problems.

The project is a change of use; the existing shopping center has an adequate drainage basin (north of the site). The proposed change of use will not create drainage problems.

LAND USE ORDINANCE STANDARDS

The subject parcel is designated Commercial Retail (CR). The applicant is proposing to change the use of the existing office building to a restaurant; restaurants (eating and drinking places) are allowed within the Commercial Retail land use category.

Setbacks

Required setbacks for the site is as follows: Front - 0 feet, Side – 0, and rear – 0 feet.

The project meets the required setbacks.

Fencing, Landscaping and Lighting

A final landscape plan is required prior to issuance of building permits. The plan shall include Fencing, Landscaping, and Lighting pursuant to Sections 23.04.180 through 23.04.190 of Title 23. A draft landscape plan is included in the graphics section of this staff report.

Signage

A final signage plan is required prior to issuance of building permits. Signage at the site is limited to 100 square feet per Section 23.04.310 of Title 23. A draft signage plan was submitted to the Planning Department and includes one monument sign of 30.5 square feet and two McDonalds logos totaling 28 square feet; as proposed the signage is consistent with Ordinance requirements.

Section 23.04.420 Parking Requirements

The parking requirements are summarized on Table 1. The shopping center is comprised of three parcels, but functions as one shopping center, commonly known as the Vons Shopping Center. As the shopping center functions as one, a reciprocal parking agreement is in place, this allows patrons to utilize all parking areas. As shown on Table 1, current uses at the shopping center with the addition of a McDonalds require 312 spaces, and with the inclusion of a 20% shared parking adjustment the total parking required is 250 spaces. The shopping center has 250 striped spaces and 74 spaces on the north side of the shopping center which are currently not striped (49 in the north parking area and 25 parallel spaces).

Staff finds it appropriate to apply the shared parking adjustment in a shopping center with a variety of uses. Approximately 10 spaces in the north parking area are currently used by a portable recycling center. With the requirement of this project to stripe the additional spaces, there would be 64 spaces available for the currently vacant uses. Staff finds that the shopping center has sufficient parking for all current uses, and sufficient spaces to accommodate additional uses (for currently vacant spaces).

Table 1 Shopping Center Parking

Tenant Space and Total size	Parking calculation	Area Used for calculation	Required Number of Spaces
Round Table (2835 sf.)	Customer Customer Area: 1 per 60 sf. <u>and</u> Employee Customer Area: 1 per 360 sf. <u>and</u> Kitchen: 1 per 100 sf.	Dining: 1134 sf. Kitchen: 1134 sf.	18.9 3.2 <u>11.3</u> 33.4
Century 21 (945 sf.)	Floor Area: 1 per 200 sf.	Floor area 945	4.7
Vacant (945 sf.)			
Light (2835 sf.)	Floor Area: 1 per 400 sf.	Floor area: 2835 sf.	7.0
Light	Floor Area: 1 per 400	Floor area: 1512	3.8

Attachment 4: Planning Commission Staff Report

Planning Commission

Minor Use Permit DRC2012-00099/ MWF Properties LLC / McDonalds

Page 4

(1512 sf.)	sf.	sf.	
Hairlines (945 sf.)	Chair: 2 per chair	5 chairs	10
Games Exchange (945 sf.)	Floor Area: 1 per 300 sf.	Floor area: 945	3.2
Vacant (945 sf.)			
Vacant (845 sf.)			
Physical Therapy (1150 sf.)	Floor Area: 1 per 200 sf.	Floor area: 1150	5.8
Miners (14,000 sf.)	Floor Area: 1 per 500 sf.	Floor area: 11,200 sf.	22.4
Rite Aid (16,520 sf)	Sales Area: 1 per 300 sf <u>and</u> Storage Area: 1 per 600 sf.	Sales area: 13,216 sf. Storage: 2,980 sf.	44.1 <u>5</u> 49.1
Proposed McDonalds	Customer Spaces: 1 per 60 sf. of customer area plus Employee Spaces: 1 per 360 sf. of customer area, and 1 per 100 sf. of kitchen.	Dining: 1095 sf. Kitchen: 1576 sf.	18.3 3.0 <u>15.8</u> 37.1
Vons (22,500 sf)	Sales Area: 1 per 300 sf <u>and</u> Storage Area: 1 per 600 sf.	Sales area: 14,000 sf. Storage: 8,404 sf.	46.7 <u>14</u> 60.7
Fitness Works (9700 sf)	Exercise Floor: 1 per 25 sf <u>and</u> Equipment Area: 1 per 100 sf <u>and</u> Other Uses: 1 per 300 sf	Exercise: 1000 sf. Equip. Area: 3000 sf. Lockers: 1500 sf. Other: 3000 sf.	40 30 <u>15</u> 85
	Provision of bicycle racks		-10
Subtotal			312.2
Shared On-site Parking Adjustment (20% reduction)			-62.4
TOTAL REQUIRED PARKING			250

Staff received email correspondence from Los Osos residents with concerns regarding parking. Concerns include a loss of parking (in close proximity) to frequently used shops such as Rite Aid and Miners and whether there is sufficient parking at the shopping center for a new fast food restaurant. The shopping center has sufficient parking (with the addition of striping the northern portion). Patrons may not be able to park as close to a store as they may want, but that does not mean there is insufficient parking. Employees of McDonalds will use the existing parking lot.

Supply deliveries will use the existing parking lot too; however deliveries usually don't occur during peak usage times.

Section 23.04.178 – Drive In and Drive-Through Facilities

The following standards are applicable to establishments with for retail trade or service uses which conduct business while customers remain in their vehicles. Such uses may include drive-through facilities that are accessory to a principal building where business is conducted indoors, or that conduct all business by means of drive-through facilities.

a. Site location criteria: A site that contains drive-in or drive-through facilities is to be located on a collector or arterial, provided that access to drive-through facilities may be to a local street when properties across the local street from the exit driveway are not in a residential category.

b. On-site traffic control: Sites with drive-through facilities are to be provided internal circulation and traffic control devices as follows:

(1) Lane separation: An on-site circulation pattern is to be provided for drive-through traffic that separates such traffic from that of stopover customers. Separation may be by paint-striped lanes from the point of site access to the stacking area described in subsection d(2) following. Such lanes are to be a minimum width of 10 feet.

(2) Stacking area: An area is to be provided for cars waiting for drive-through service that is physically separated from other traffic circulation on the site. That stacking area is to accommodate a minimum of four cars per drive-through window in addition to the car(s) receiving service. Separation of the stacking area from other traffic is to be by concrete or asphalt curbing on at least one side of the lane.

(3) Directional signing: Signs are to be provided that indicate the entrance, exit and one-way path of drive-through lanes.

The proposed project is located on Los Osos Valley Road, an arterial road. The site provides lane separation with lane widths of a minimum 10 feet, stacking area of 8 cars, and directional signage. The proposed project is consistent with this standard.

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

Section 23.07.104 - Archaeologically Sensitive Areas

The project site is within a mapped Archaeologically Sensitive Area. Before issuance of a land use or construction permit for development within an archaeologically sensitive area, a preliminary site survey shall be required.

A Phase I records search survey was not conducted, the proposed project is a change of use with minimal site disturbance.

COASTAL PLAN POLICIES:

Public Works:

Policy 1: Availability of Service Capacity:

New development (including divisions of land) shall demonstrate that adequate public or private service capacities are available to serve the proposed development. Prior to permitting all new development, a finding shall be made that there are sufficient services to serve the proposed development given the already outstanding commitment to existing lots within the urban service line for which services will be needed consistent with the Resource Management System where applicable.

The project is within the Los Osos Valley Groundwater Basin. The Board of Supervisors certified a Level of Severity III for the Basin on March 27, 2007. The proposed project is a

change of use from office use to restaurant use. The additional water use as a result of the project will be off-set and will not impact the Los Osos water basin.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

ENVIRONMENTAL DETERMINATION: Since completion of the Initial Study, it was brought the Planning Departments attention that the excerpt from the Golden State Water bill (for the existing water usage) indicated a bi-monthly average and not a monthly average. This change would increase the required water off-set requirement. Although the mitigation measure needs to be revised, recirculation of Initial Study is not required because this is not a substantial revision which is defined as:

1. A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance, or
2. The lead agency determines that the proposed mitigation measures or project revisions will not reduce potential effects to less than significance and new measures or revisions must be required.¹

Staff is recommending the following revision to the mitigation measure:

Existing water usage: ~~33,129~~ 16,565 gallons per month

(the building is vacant, this is landscaping only)

Proposed water demand: 1250 gpd or 37,500 gallons per month

(based on Morro Bay McDonalds, average daily consumption)

Additional demand: $37,500 - \cancel{33,129} 16,565 = 4,371$ 20,935 gallons per month or ~~146~~

698 gallons per day.

Prior to issuance of building permits, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by 1:1, or a total of 698 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

OTHER ISSUES:

Staff has received numerous letters in opposition to the proposed project. Issues of concern are water use, traffic impacts, parking, drive-through and potential air quality impacts, potential increase in crime, and the proposal is out of character with the community. The emails and letters received are attached to the staff report. The project has been analyzed and discussions of water use, traffic impacts, parking, drive-through facilities, and air quality can be found in this staff report and the attached Initial Study. An increase in crime is not expected as a result of this project. The project is a change of use in an existing shopping center and as such is not out of character. The project is consistent with the County's Local Coastal Plan.

COMMUNITY ADVISORY GROUP COMMENTS: The Los Osos Community Advisory Council reviewed the project at a Land Use Committee meeting on June 13, 2013, a LOCAC meeting on June 27, 2013, and a special LOCAC meeting on September 30, 2013. The Council voted 5-3-0 to recommend approval of the project. Although LOCAC recommended approval of the application the Advisory Council raised serious concerns regarding potential impacts associated with the project. LOCAC concerns were:

Water Use – Requesting water offsets to the greatest extent, clarification of the projected water use by the Cad's restaurant (previous tenant), and concerns over the apparent excessive water usage at the site.

¹ Section 15073.5b of the California Government Code

Planning Commission
Minor Use Permit DRC2012-00099/ MWF Properties LLC / McDonalds
Page 7

Traffic – LOCAC requests that County staff verify that there will not be material negative traffic.

The project is required to off-set their additional water demand as a result of the project. The Planning Department did not factor in the loss of Cad's, McDonalds was evaluated based on the existing water usage versus proposed water usage. The Planning Department was also concerned with the amount of irrigation occurring at the site; however the new landscaping proposed will be drought tolerant and not require the same level of irrigation. The Traffic Study was reviewed by the Department of Public Works; the project will not result in significant traffic impacts to the shopping center.

AGENCY REVIEW:

Public Works- See attached letter.

CalFire – See attached Fire Plan.

APCD – See attached letter, the project falls below the threshold for review by the APCD.

California Coastal Commission – No response.

LEGAL LOT STATUS:

The existing lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Kerry Brown and reviewed by Nancy Orton.

Planning Commission
Minor Use Permit DRC2012-00099/ MWF Properties LLC / McDonalds
Page 8

FINDINGS - EXHIBIT A

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 26, 2013 for this project. Mitigation measures are proposed to address public services, transportation/circulation, and water and are included as conditions of approval.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Los Osos Valley Road, an arterial road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes:
 - a. a change of use from an office (former Bank of America) to a restaurant; in an existing building of 3,978 square feet (3,078 square foot restaurant and 900 square foot remaining office space);
 - b. customer seating is limited to 50 seats;
 - c. modifications to the existing drive-through.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

5. **At the time of application for construction permits**, the applicant shall provide a letter from Golden State Water Company stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Signage

7. **Prior to issuance of a construction permit**, the applicant shall submit a final signage plan consistent with Section 23.04.310 of the Title 23.

Mitigation Measure - Water Resources

8. **Prior to issuance of building permits**, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by 1:1, or a total of 698 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

Planning Commission

Minor Use Permit DRC2012-00099/ MWF Properties LLC / McDonalds

Page 10

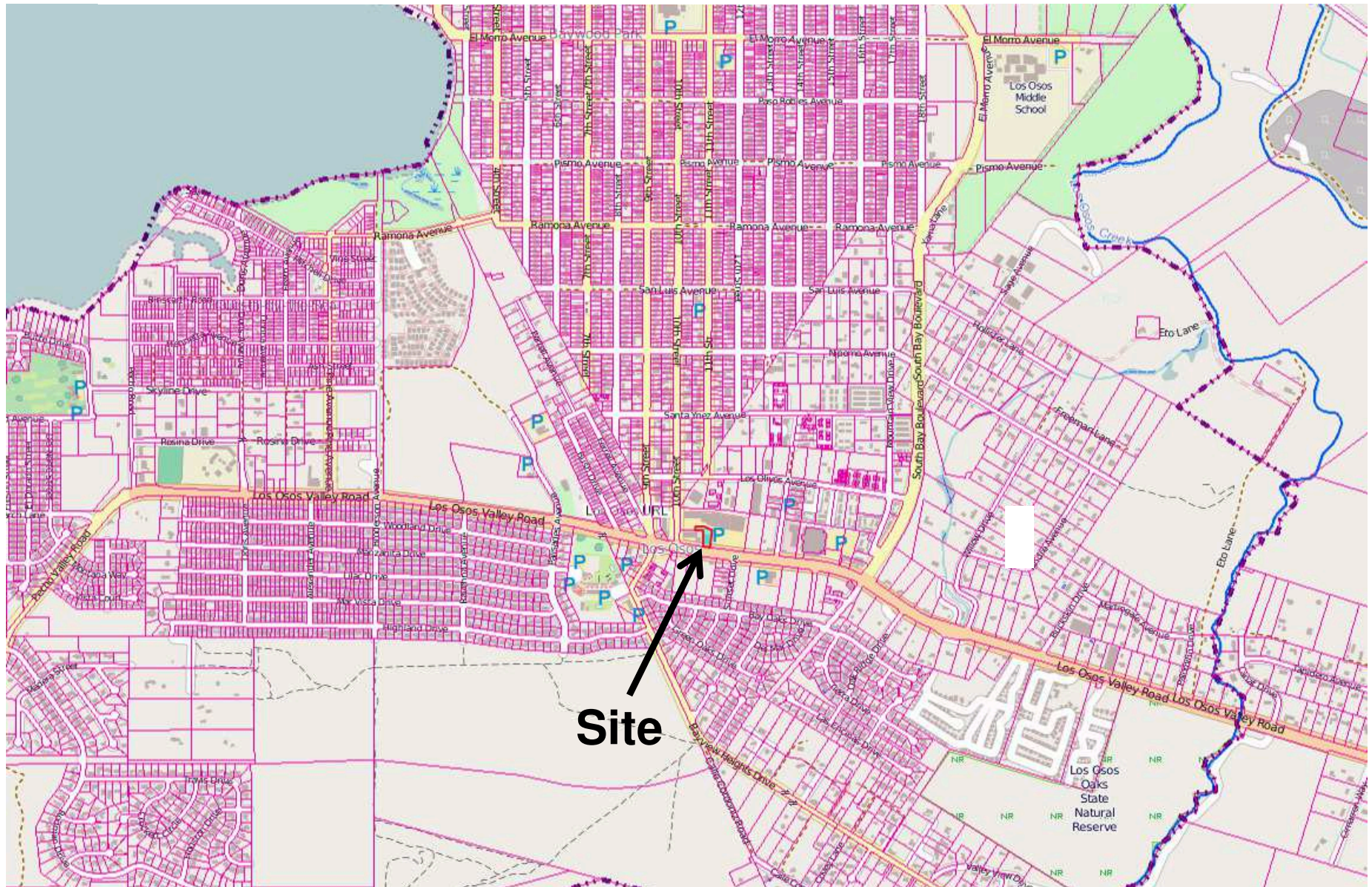
Conditions to be completed prior to occupancy or final building inspection / establishment of the use

9. **Prior to occupancy or final inspection**, the applicant shall provide the Department of Planning and Building with the reciprocal parking agreement for the Vons shopping center.
10. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection / establishment of the use. If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
11. **Prior to occupancy or final inspection**, the applicant shall stripe the northern portion of the parking lot for an additional 74 parking spaces for a total of 324 parking spaces.
12. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
13. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

14. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
15. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

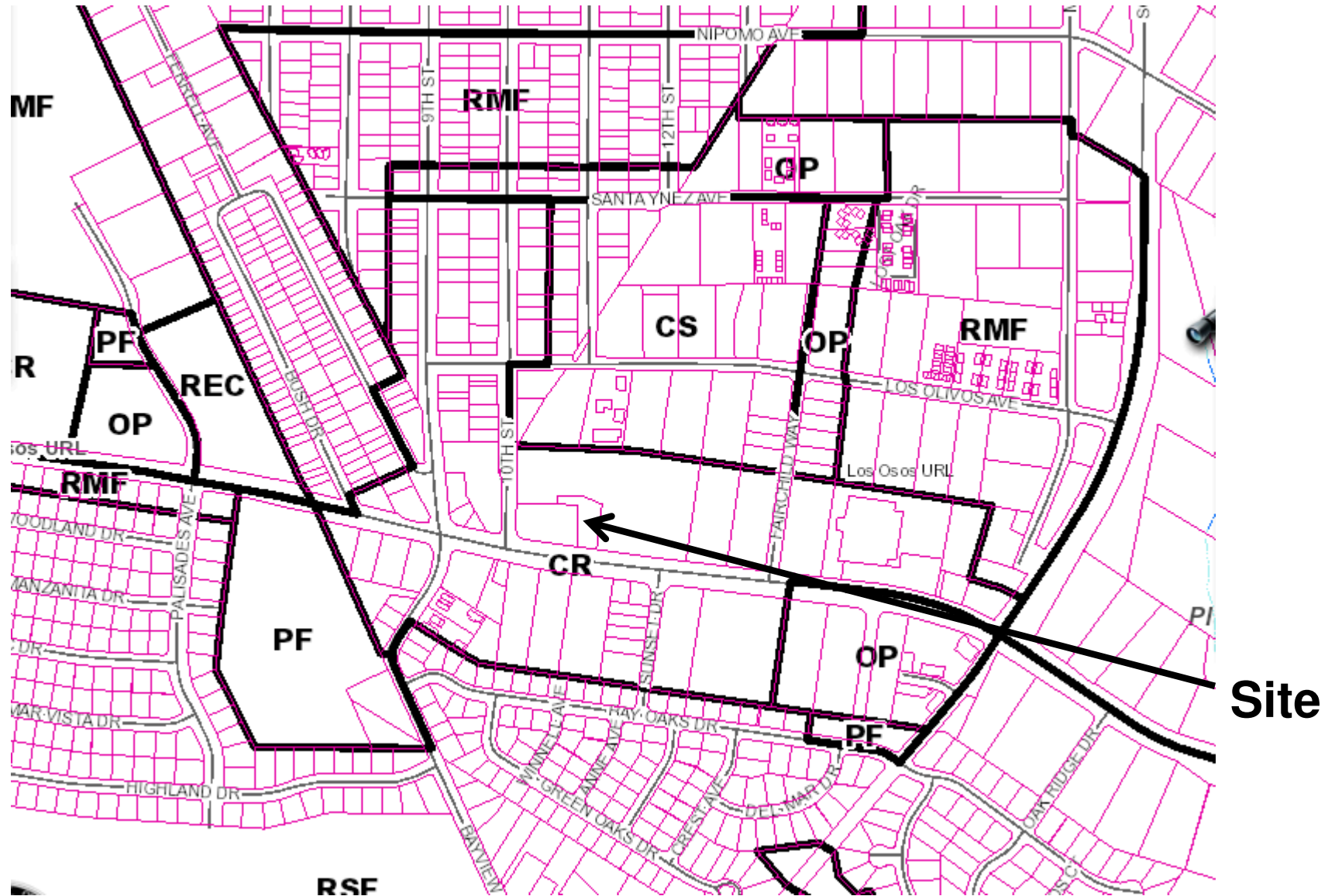
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT
Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

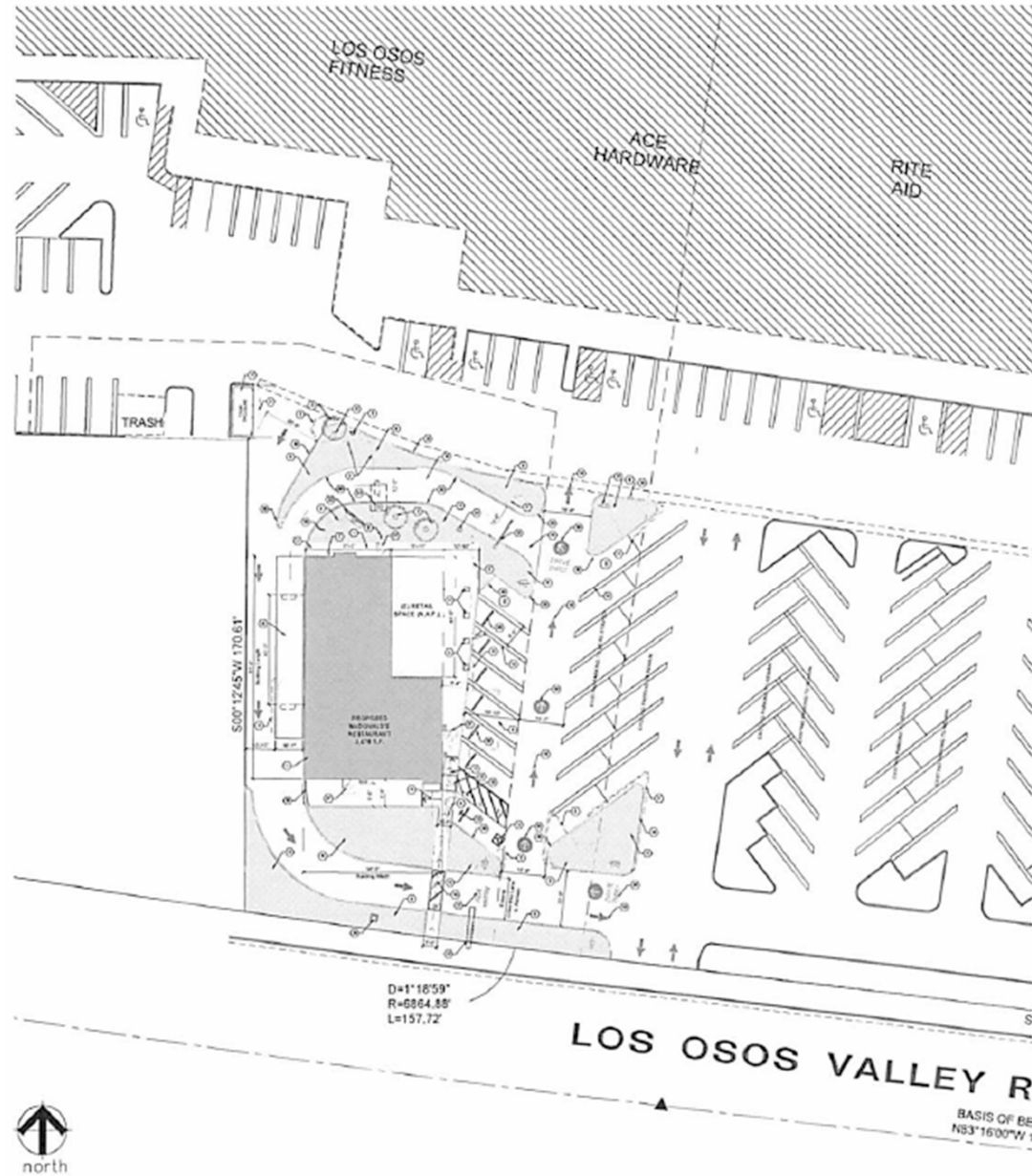
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Aerial Map – Close Up

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

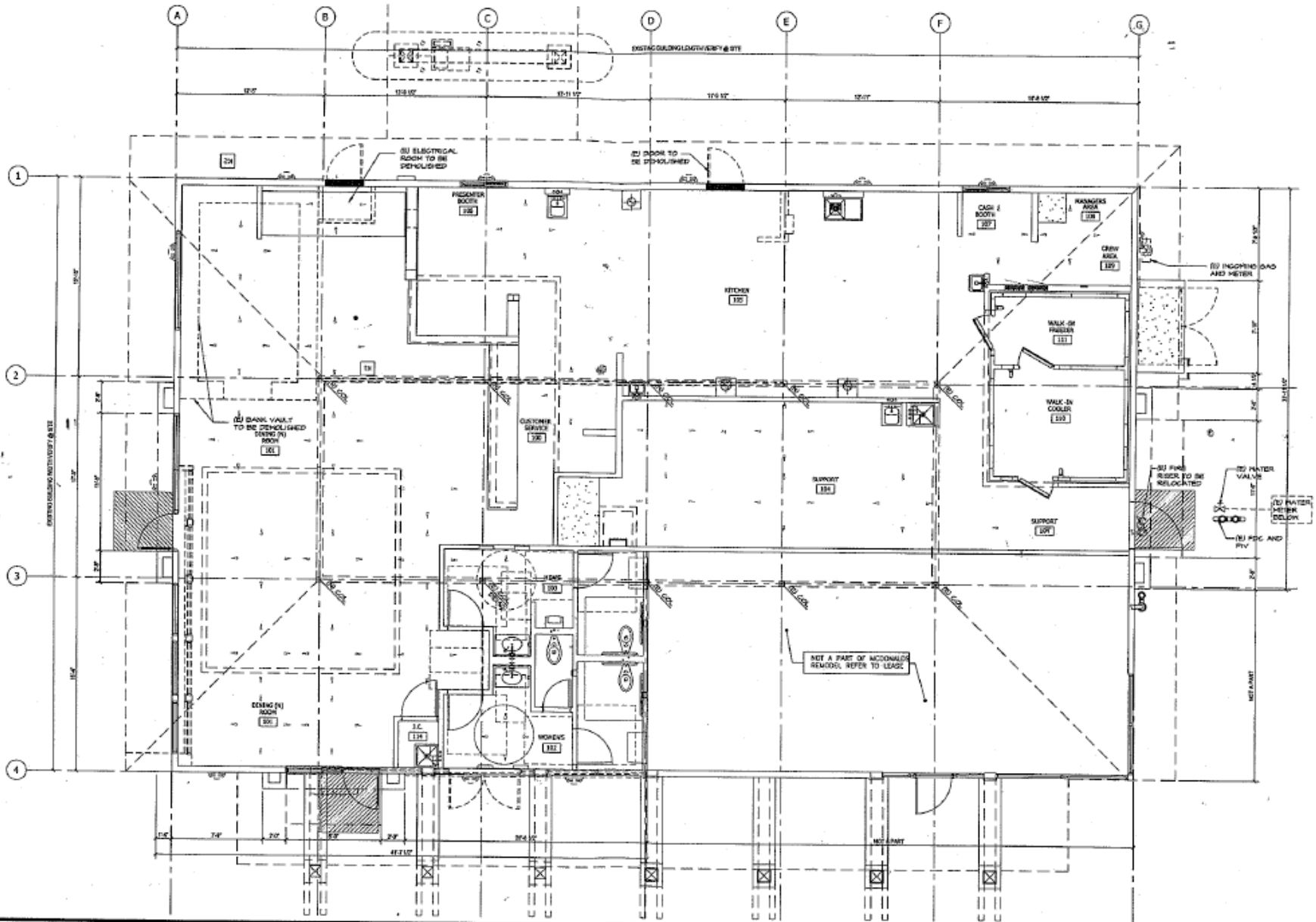
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

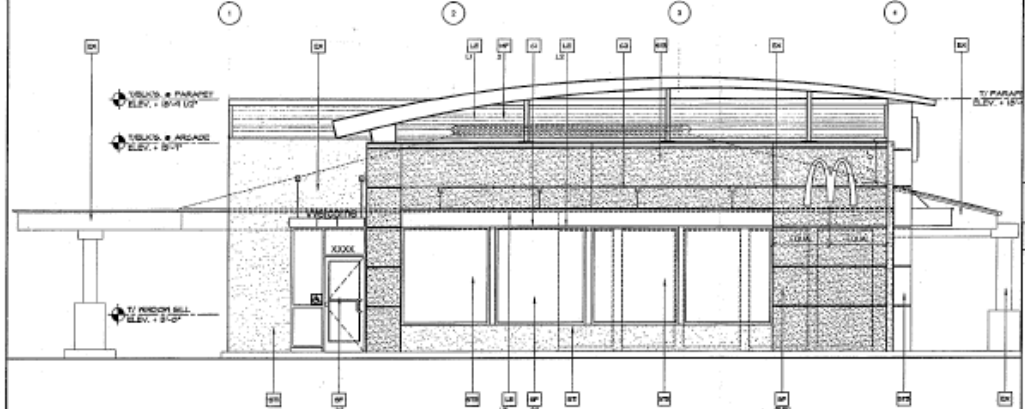
Floor Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

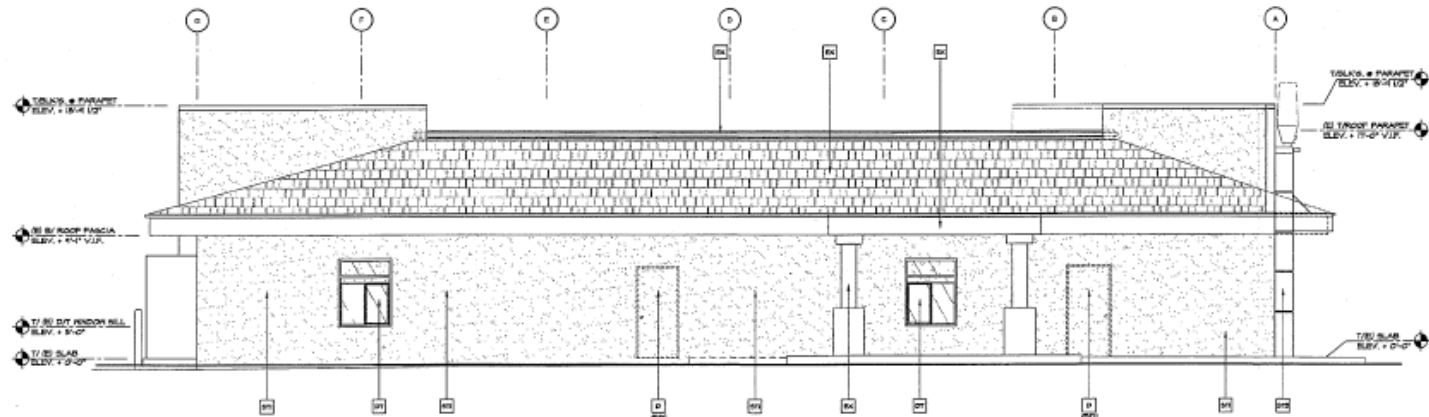
FINISH LEGENDS					
SYMBOL	MATERIAL	MANUFACTURER / FINISH / COLOR	SYMBOL	MATERIAL	MANUFACTURER / FINISH / COLOR
BA	BRASS METAL	GOLDEN-BROWN "SCAFF" METAL - BRASS	FE	PIPE BOLLARD	MANUFACTURED BY OTHERS TYPE 1, PAINTED COLOR: YELLOW
BT	METAL PANEL	METAL PANEL - COLOR TO MATCH CORRELATED METAL PANEL. REFER TO DETAIL UNLESS BY METAL TYPE.	FD	ROOF CAP ELEMENTS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FD	ROOF DRAIN	ROOF DRAIN OVERLAP PIPE FINISH, PAINTED COLOR: TO MATCH SURROUNDING MATERIALS
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	WALL/CEILING SKRAB	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM TRILLS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	TRILLS TR BACK	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	2"X4" WALL PANELS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ROOF BUTTER	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	CORRUGATED METAL PANEL	CORRUGATED METAL PANEL - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY SYSTEM	COLOR: - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY TR BACK SYSTEM	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -

REFERENCE NOTES					
BA	BRASS METAL	GOLDEN-BROWN "SCAFF" METAL - BRASS	FE	PIPE BOLLARD	MANUFACTURED BY OTHERS TYPE 1, PAINTED COLOR: YELLOW
BT	METAL PANEL	METAL PANEL - COLOR TO MATCH CORRELATED METAL PANEL. REFER TO DETAIL UNLESS BY METAL TYPE.	FD	ROOF CAP ELEMENTS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FD	ROOF DRAIN	ROOF DRAIN OVERLAP PIPE FINISH, PAINTED COLOR: TO MATCH SURROUNDING MATERIALS
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	WALL/CEILING SKRAB	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM TRILLS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	TRILLS TR BACK	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	2"X4" WALL PANELS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ROOF BUTTER	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	CORRUGATED METAL PANEL	CORRUGATED METAL PANEL - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY SYSTEM	COLOR: - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY TR BACK SYSTEM	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -

SCHEDULE OF FINISHES					
BA	BRASS METAL	GOLDEN-BROWN "SCAFF" METAL - BRASS	FE	PIPE BOLLARD	MANUFACTURED BY OTHERS TYPE 1, PAINTED COLOR: YELLOW
BT	METAL PANEL	METAL PANEL - COLOR TO MATCH CORRELATED METAL PANEL. REFER TO DETAIL UNLESS BY METAL TYPE.	FD	ROOF CAP ELEMENTS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FD	ROOF DRAIN	ROOF DRAIN OVERLAP PIPE FINISH, PAINTED COLOR: TO MATCH SURROUNDING MATERIALS
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	WALL/CEILING SKRAB	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM TRILLS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	TRILLS TR BACK	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	2"X4" WALL PANELS	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ROOF BUTTER	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	CORRUGATED METAL PANEL	CORRUGATED METAL PANEL - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY SYSTEM	COLOR: - SEE LAYOUT COLOR: CITYCARE BY HENKEL-LOHMEYER
BT	STUCCO FINISH	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, PAINTED COLOR: -	FE	ALUMINUM CANOPY TR BACK SYSTEM	MANUFACTURED BY OTHERS (DOOR SEPARATE PAINT MANUFACTURER) IDENTICAL FINISH, CLEAR ANODIZED ALUMINUM COLOR: -



FRONT ELEVATION 1/4" = 1'-0" 2



DRIVE THRU ELEVATION 1/4" = 1'-0" 1

PROJECT

MWF Properties / McDonalds
DRC2012-00099

EXHIBIT

Elevation Plan – South and West

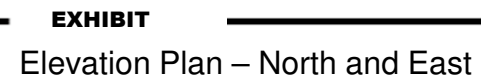


McDonald's USA, LLC
11111 E. 17th Avenue, Suite 100
Denver, CO 80202
Tel: 303.744.4444
Fax: 303.744.4444

PROPOSED McDONALD'S RESTAURANT
2011 MAJOR REMODEL PROJECT
11111 E. 17th Avenue, Suite 100
Denver, CO 80202
Tel: 303.744.4444
Fax: 303.744.4444

A2.0

PROJECT _____
MWF Properties / McDonalds
DRC2012-00099



SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



TREES



LARGE-MEDIUM SHRUBS



SMALL SHRUBS



ACCENTS



PERENNIALS/GRASSES



GROUND COVER



KEYNOTE LEGEND

1. MEDIUM SHRUB W/ RED FLOWERS (KEYNOTE TREE)
2. LOW SHRUB AND PERENNIALS AT DRIVE ENTRY
3. LOW SHRUBS AND PERENNIALS AT BUILDING ENTRY
4. EVERGREEN VINES ATTACHED TO TRASH ENCLOSURE
5. LARGE SHRUBS AND TREES AROUND TRASH ENCLOSURE
6. PROPOSED PROJECT SIGNAGE
7. PROPOSED DIRECTIONAL SIGNAGE
8. PATIO ENCLOSURE LOW WALL, FLOW MATCH BOLD MATERIALS/COLORS
9. EXTERIOR DINING PATIO WITH TABLE AND CHAIRS
10. FLAG POLE BY OTHERS
11. EXISTING TREES TO REMAIN

PROPOSED PLANT PALETTE

BOTANICAL / COMMON NAME	SIZE	NOTES
TREES		
<i>Manchurian amuricus</i> / NEW ZEALAND CHRISTMAS TREE	24" HGT	RED FLOWERS
<i>Agave attenuata</i> / PINEAPPLE TREE	24" HGT	WAXING HART
<i>Medeola autumnalis</i> / CANTUARY TREE	11 GAL	WHITE BARK
MEDIUM-LARGE SHRUBS		
<i>Lacandonia aspidocarpum</i> / RUBY GLOW / NEW ZEALAND TEA TREE	8 GAL	WAXING HART
<i>Lacandonia aspidocarpum</i> / RUBY GLOW / NEW ZEALAND TEA TREE	5 GAL	RED NEW GARDEN
<i>Washingtonia robusta</i> / PALM	8 GAL	YELLOW VIBRANT FOLIAGE
SMALL SHRUBS		
<i>Euphorbia characias</i> / MEDITERRANEAN SPURGE	8 GAL	DRY TOWN
<i>Carissa edulis</i> / AFRICAN PRICKLY PEAR	5 GAL	RED FLOWERS
<i>Phoradendron villosum</i> / DWARF KNOX	5 GAL	DRY TOWN
ACCENTS		
<i>Agave attenuata</i> / PINEAPPLE TREE	5 GAL	SUCCESSFUL WAXING LEAVES
<i>Protea repens</i> / NEW ZEALAND FLAME	5 GAL	DRY TOWN
<i>Carissa edulis</i> / AFRICAN PRICKLY PEAR	7 GAL	ORANGE ORNAMENTAL DRINKS
FLOWERING PERENNIALS		
<i>Argemone californica</i> / MEXICAN POPPY	1 GAL	UPRIGHT FLOWERS
<i>Antennaria dioica</i> / MEXICAN BUNCH DANDY	1 GAL	SPREADING YELLOW FLOWERS
<i>Scilla maritima</i> / SEA LARK	1 GAL	PURPLE FLOWERS
GROUND COVER		
<i>Arctostaphylos uva-ursi</i> / RED FLOWERS	1 GAL	RED FLOWERS
<i>Geranium sanguineum</i> / GERANIUM	1 GAL	RED FLOWERS
<i>Juniperus horizontalis</i> / SPREADER	1 GAL	SPREADING HART

CONCEPT PLAN NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MICROCLIMATE, CONDITIONS OF THE REGION AND SITE TOPOGRAPHY, AND DRAINAGE OF EXISTING CONDITIONS, (LONGEVITY, TOLERANCE, CAPABILITY, AND ORNAMENTAL ATTRIBUTES).
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW CALIBRATED HEADS FOR TREE AND LAWN GROUND COVER AREAS. A Drip-TIME SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE SCHEDULES.
3. PLANT MATERIAL, GUARANTEES, VARIETAL SPECIFICATIONS, SITE DETAILS, AND MATERIAL CHARACTERISTICS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.



SCALE: 1" = 10'-0"

10' 20' 30'

McDONALD'S RESTAURANT
1076 LOS OSOS VALLEY ROAD, LOS OSOS, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN
JUNE 26, 2013

SHEET 1 OF 1



PROJECT

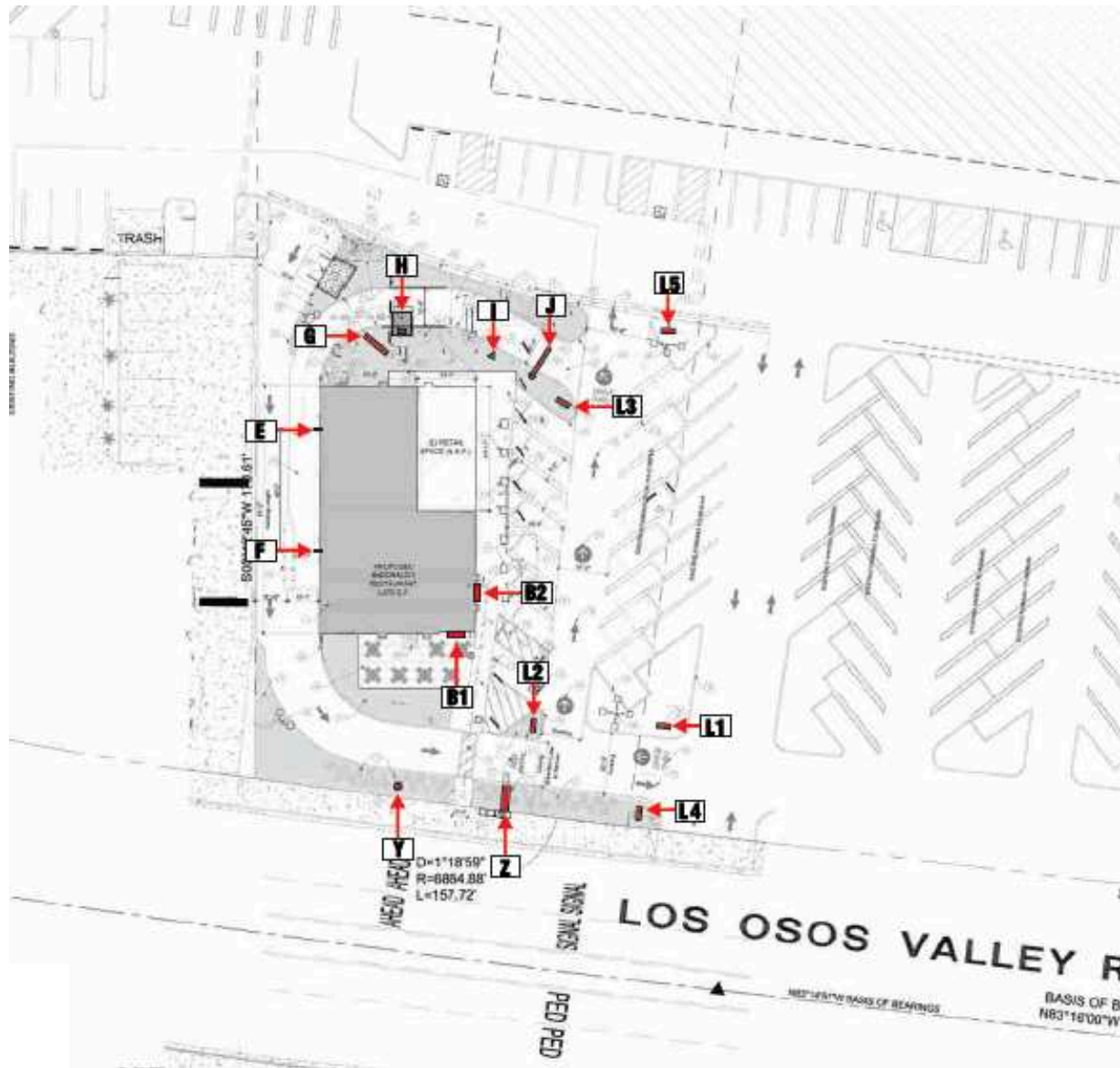
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Landscape Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

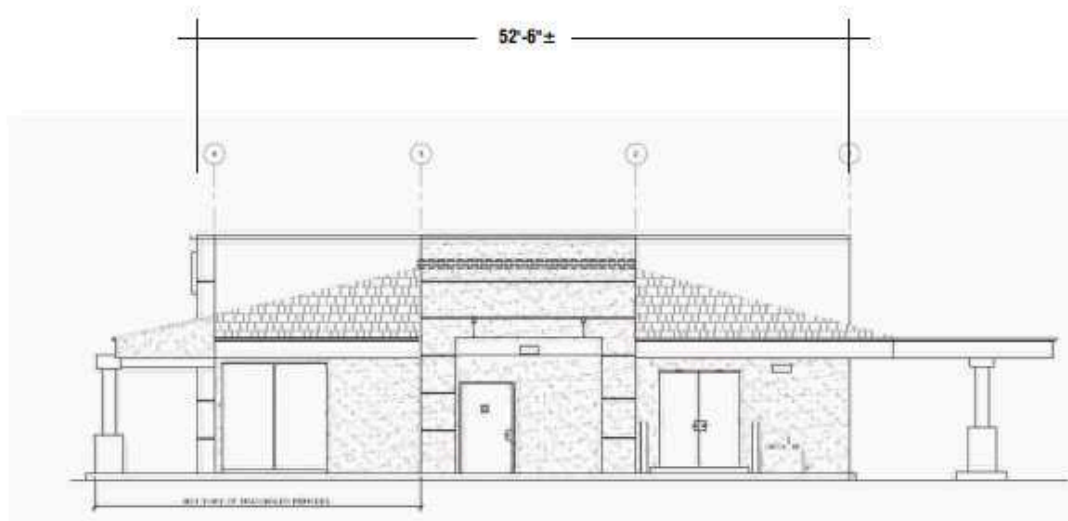
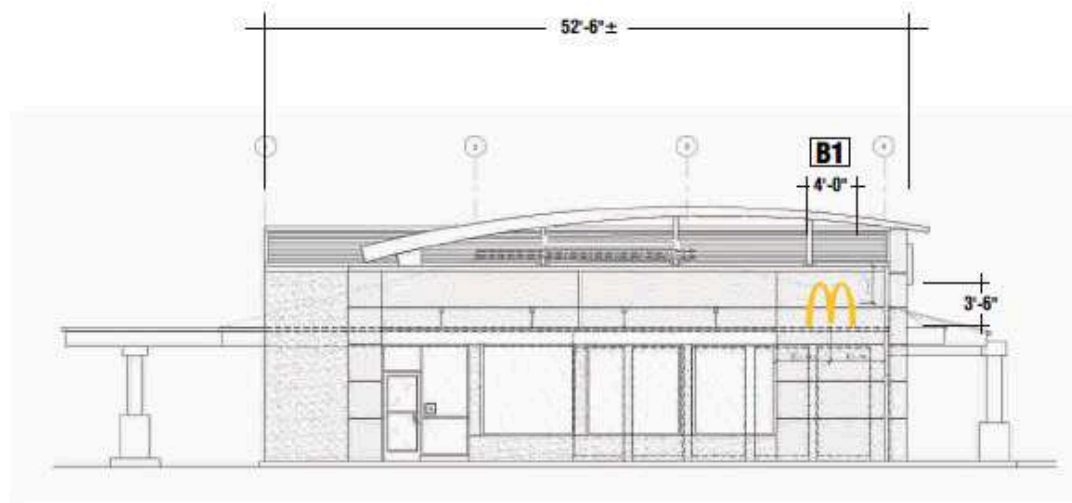
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Site Plan for signage

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

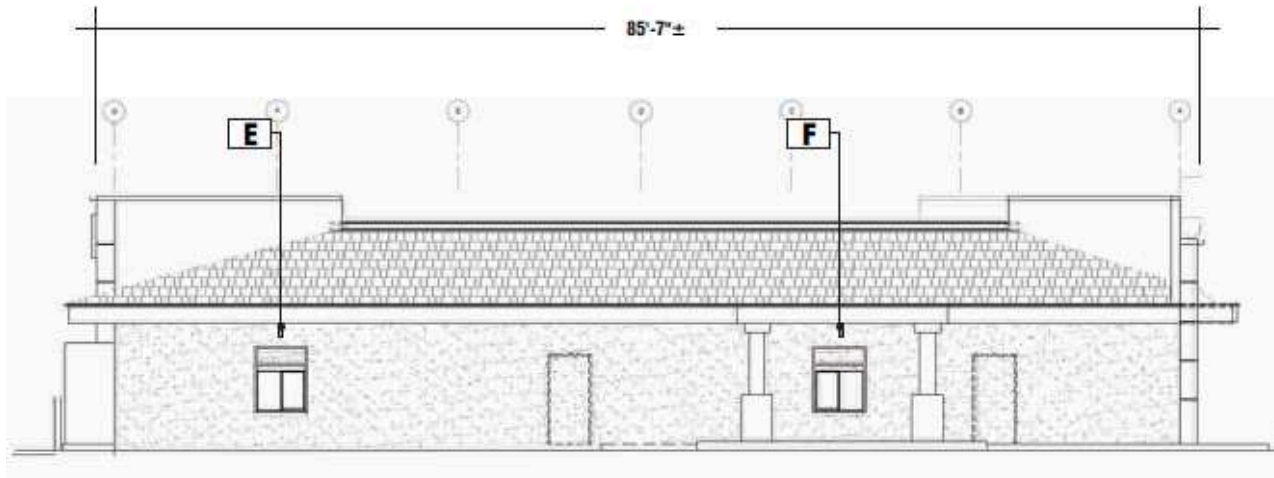
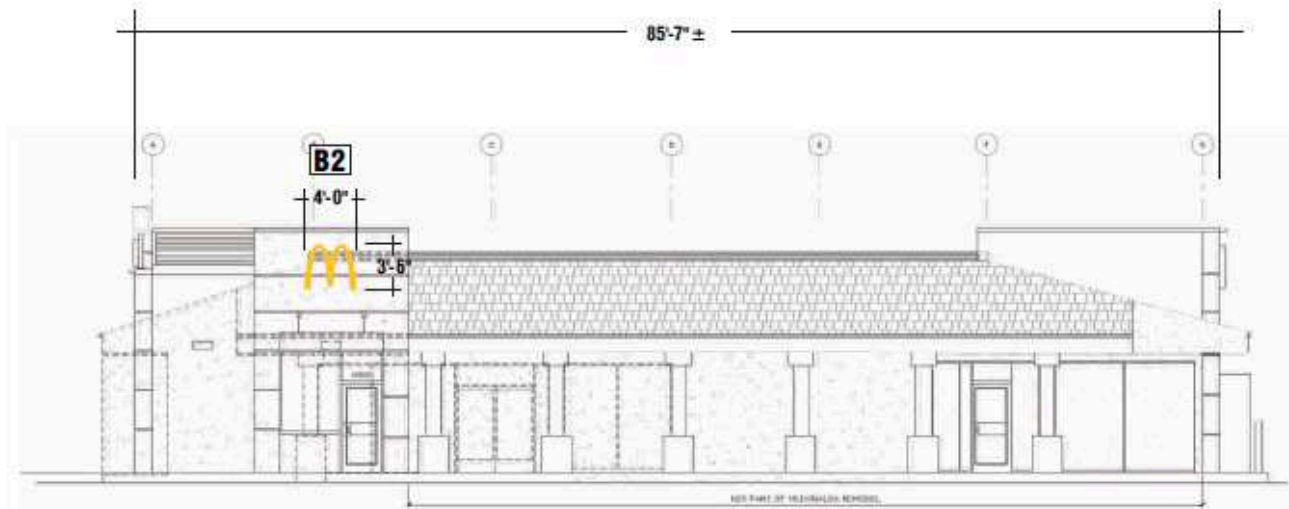
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Signs proposed

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

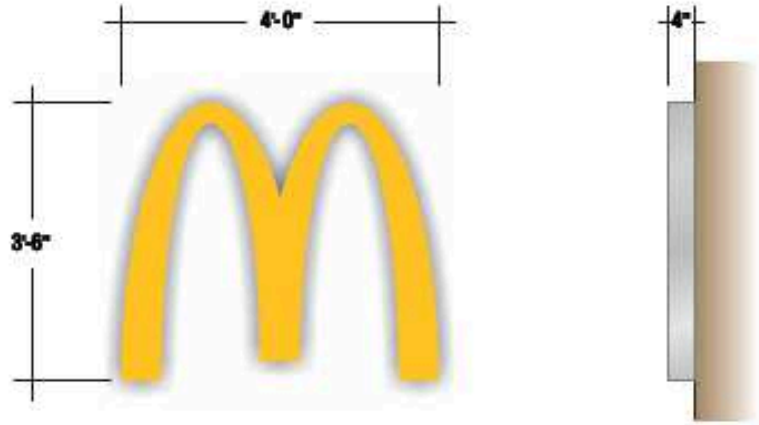
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Signs proposed

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



B1 B2 LED ILLUMINATED CHANNEL LOGO
 Quantity: Two (2) Required

14.0 Sq. Ft.
 Scale: 1/2" = 1'-0"

SPECIFICATIONS:

LOGO: INJECTION MOLDED YELLOW POLYCARBONITE
 RETURNS: OPAQUE POLYCARBONITE PAINTED SILVER
 ILLUMINATION: WHITE LED'S
 POWER REQ: 1.3 AMPS
 NOTE:

PROJECT

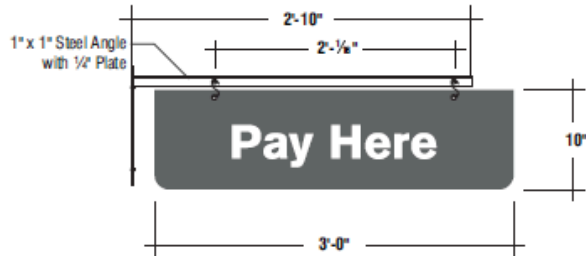
MWF Properties / McDonalds
 DRC2012-00099



EXHIBIT

Signs proposed

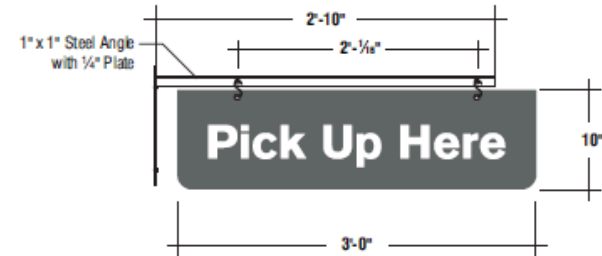
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



E SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

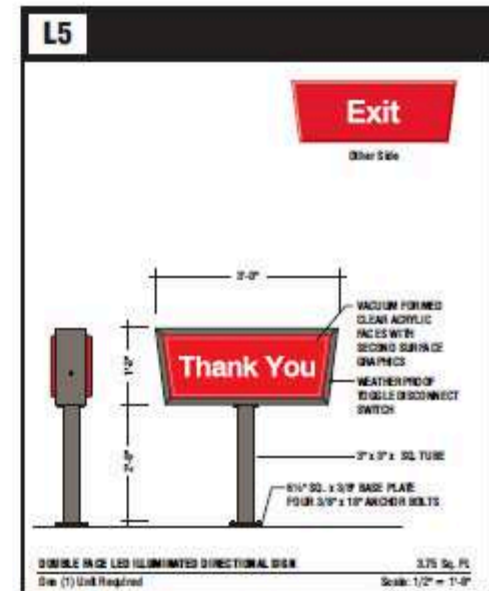
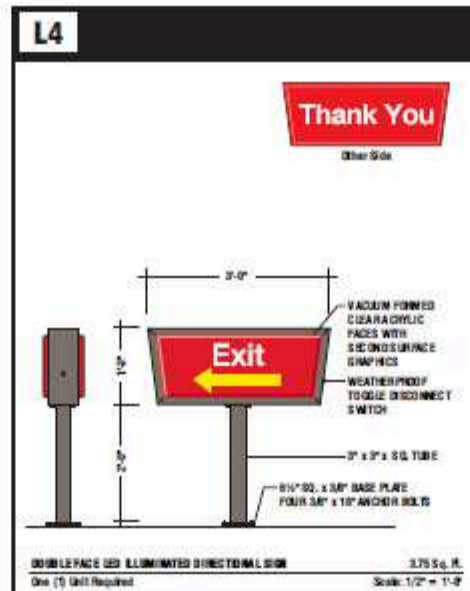
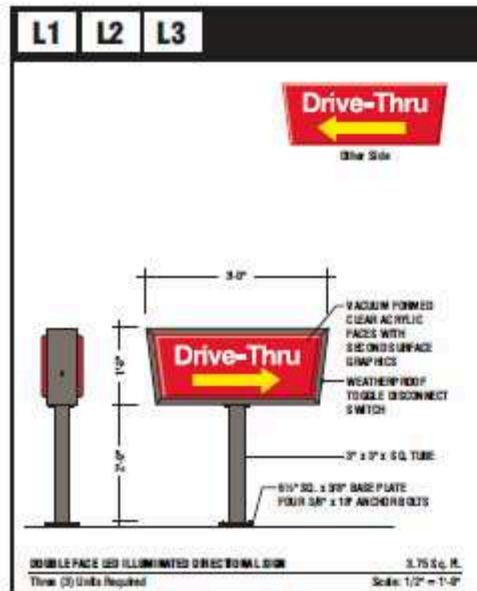
- 1/8" PAINTED ALUMINUM WITH VINYL OVERLAY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- PANEL: GRAY
- COPY: WHITE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



F SINGLE FACE NON-ILLUMINATED WINDOW POSITION PANEL W/MOUNTING BRACKET 2.49 Sq. Ft.
Quantity: One (1) Required Scale: 1" = 1'-0"

SPECIFICATIONS:

- 1/8" PAINTED ALUMINUM WITH VINYL OVERLAY
- TWO (2) STAINLESS STEEL S-HOOKS AT TOP SO TO CONNECT TO EYEBOLTS ABOVE
- PANEL: GRAY
- COPY: WHITE
- MOUNTING BRACKET: 1" X 1" STEEL ANGLE AND PLATE PAINTED BLACK



PROJECT

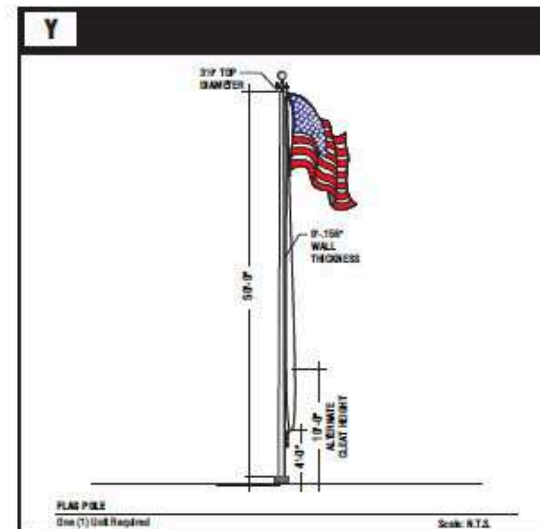
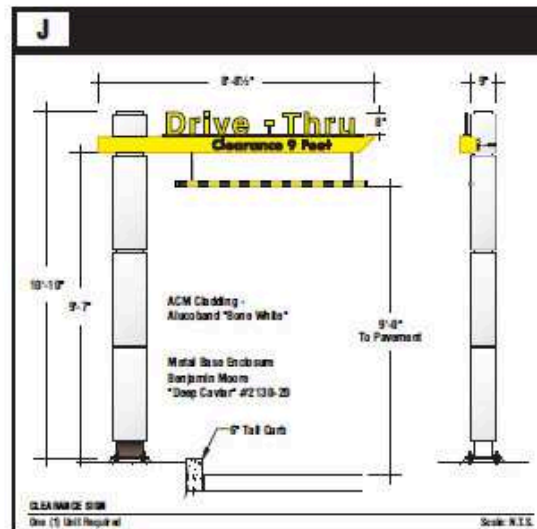
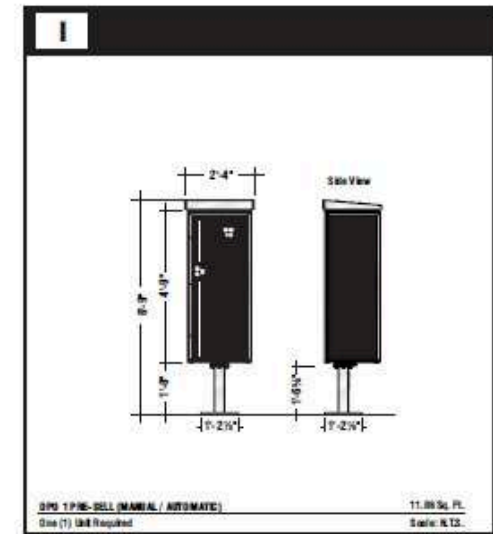
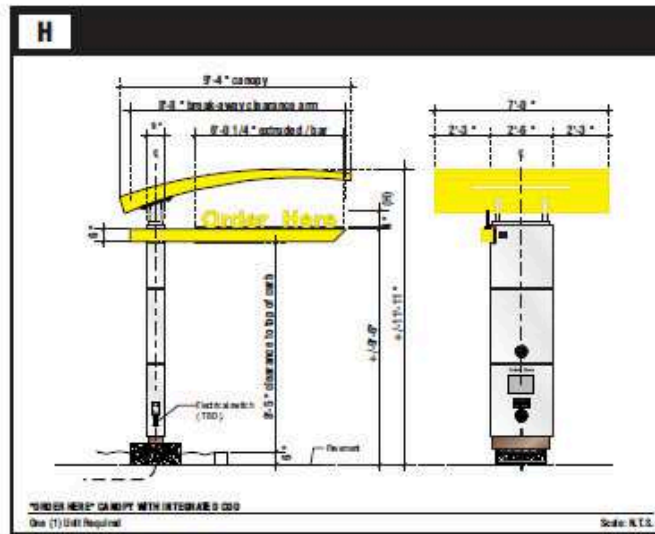
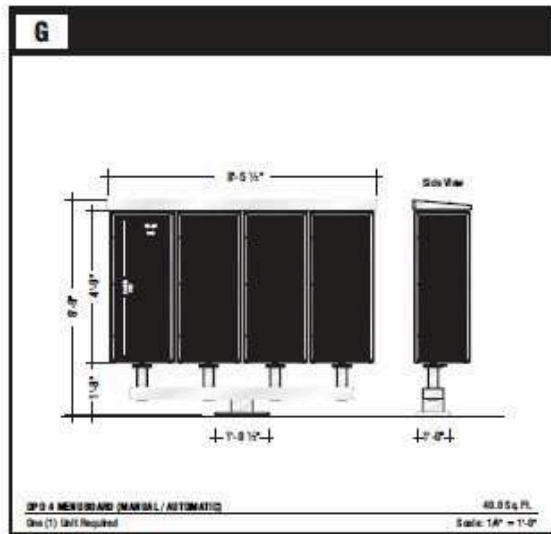
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Signs proposed

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT

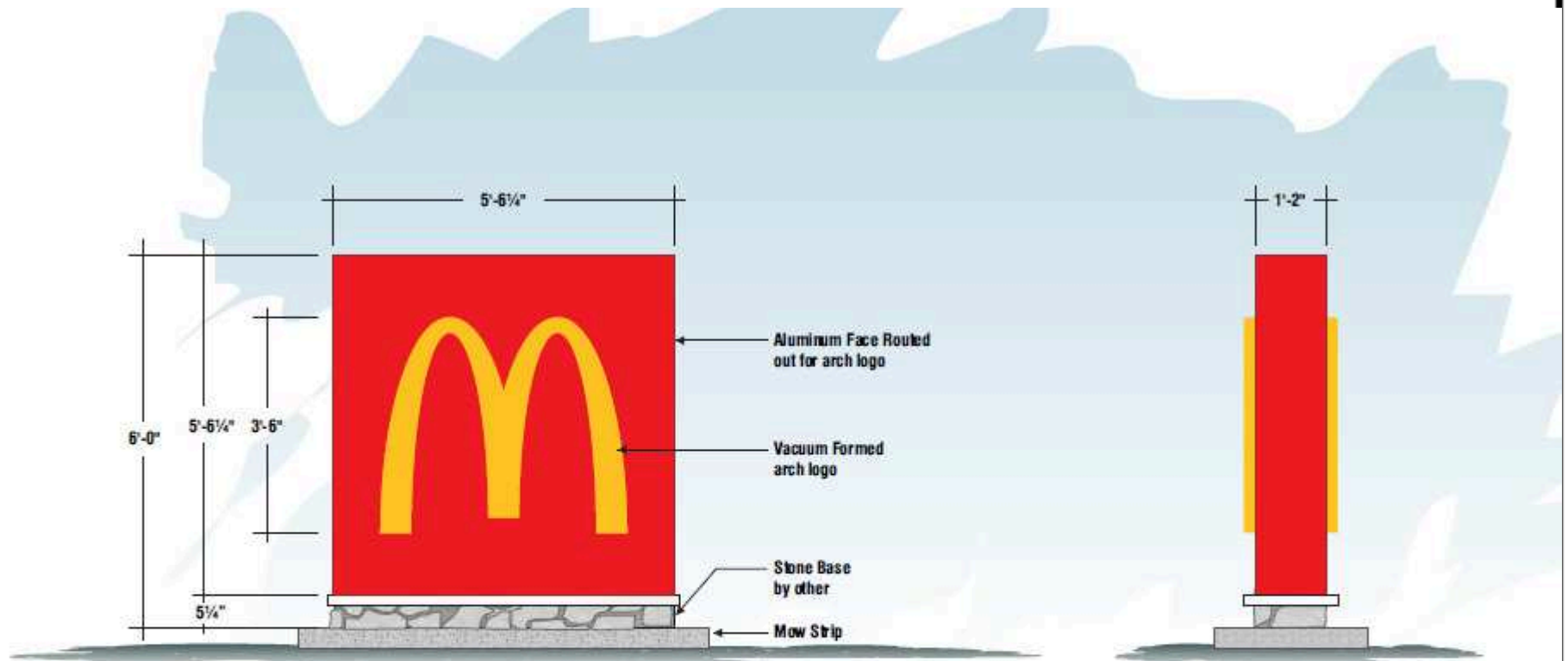
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Signs proposed

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Z NEW ILLUMINATED DOUBLE FACE MONUMENT
Quantity: One (1) Required

30.5 Sq. Ft.
Scale: 1/2" = 1'-0"

1 SIDE VIEW
Scale: 1/2" = 1'-0"

PROJECT

MWF Properties / McDonalds
DRC2012-00099



EXHIBIT

Signs proposed



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Additional Parking



Correspondence Received



McDonald's in Los Osos
Leslie Sands to: kbrown

12/13/2013 09:45 AM

From: Leslie Sands <baybloodhounds@yahoo.com>
To: kbrown@co.slo.ca.us

Ms. Brown,

Cherie Aispuro provided me with your email. As Los Osos property owners for more than 17 years, my husband, Jon, and I are very much in favor of having McDonald's come into Los Osos. It is our understanding that the proposed McDonald's project will come before a hearing with the County Planning Commission. We would like to be given advance notice of the date, time, and place of that hearing and would also like to know if there will be a time for public comment at the hearing.

Thank you for your assistance in this matter.

Sincerely,

Leslie and Jon Sands
1797 12th Street
Los Osos, CA 93402-2205
Phone 805.235.2848



{In Archive} McDonalds in LO [Scanned]
Paul Filice to: kbrown

06/27/2013 10:31 AM

From: "Paul Filice" <paul@minershhardware.com>

To: <kbrown@co.slo.ca.us>

History: This message has been forwarded.

Archive: This message is being viewed in an archive.

Kerry,

As I indicated on the phone, I would like this to remain supportive as discreetly as possible.

Typically we do not voice any opinion on any potentially political issue in any of our communities.

My name is Paul Filice, President of Miner's Ace Hardware. It is my understanding that McDonalds is interested in the vacant building in "our" shopping center. I would support them coming into the Center in Los Osos. It will be a good addition for Center and or the Los Osos population.

The proposed new tenants are good, local, community minded people who will undoubtedly support the community and provide jobs for local people.

The proposed plans that I have seen suggest that there will be little or no change to the current parking and the "proposed drive through" will make better use of the space and help mitigate traffic back-up into the center.

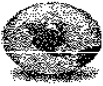
I, like the other business would like to see the maximum number of parking spots remain or be added.

Thanks for considering our new neighbors with the best interests of the community.

Paul A. Filice
President Miner's Ace Hardware
O: 805.489.0185 X 146
C: 805.801.6620
F: 805.489.2971
paul@minershhardware.com

Miner's
ACE
Hardware





{In Archive} No place for drive-ins in Los Osos
michael burke to: KBrown

06/09/2013 10:11 AM

From: michael burke <michaelanddianneb@earthlink.net>
To: KBrown@co.slo.ca.us
Archive: This message is being viewed in an archive.

Dear Kerry Brown:

Why are we so concerned about no fast foods in Los Osos? It is about lack of water for flushing down toilets and sinks ... it is about only a percentage of homeowners paying for a sewer and high water bills, road structures AND MOST importantly about keeping the fragile eco structure of our little hamlet complete and WHOLE which is why most of the residents here have made huge sacrifices to stewardship it's beauty and to continue living here. Now in our seventies, my husband and I are 26 year inhabitants and have had to make enormous sacrifices (financial and emotional).

We cannot WATER AFFORD such additions, especially at this current time of road upheavals, when even the residents of Los Osos cannot drive from one place to another right now due to sewer pipe installations necessitating road closures. We cannot sustain the overload of people (tourists) using toilet facilities at fast food restaurants.

Say NO!

Sincerely,
Dianne and Michael Burke



{In Archive} Opposed to McDonald's in Los Osos
Kurt Mammen to: KBrown

06/20/2013 11:44 AM

From: Kurt Mammen <kmammen@calpoly.edu>
To: KBrown@co.slo.ca.us
Archive: This message is being viewed in an archive.

Dear Ms. Brown,

I understand you are the correct person in the Planning Department with which to register my strong opposition to the proposed McDonald's in Los Osos. I do not believe McDonald's or any other drive through fast-food restaurant is appropriate for our community. If you must approve it I sincerely hope you will not allow the drive through facility as it does not fit our community's character at all.

If there are scheduled public meetings regarding the project I would appreciate it if you could email me the dates, times, and locations so that I (and all my friends) can attempt to be present to register our deeply felt opposition.

Sincerely,

Kurt Mammen

1254 Vista Del Osos
Los Osos, CA 93402



{In Archive} I am OPPOSED to McDonalds in Los Osos
Virginia Flaherty to: KBrown

06/20/2013 02:39 PM

From: Virginia Flaherty <virginia@centralcoastoutdoors.com>
To: KBrown@co.slo.ca.us
Please respond to virginia@centralcoastoutdoors.com
Archive: This message is being viewed in an archive.

Please help us preserve the small town feel of Los Osos and keep McDonalds out!

Thanks,

--

Virginia Flaherty, Owner

Central Coast Outdoors

virginia@centralcoastoutdoors.com

Ph: 805.528.1080

fax: 805.528.5209

www.CentralCoastOutdoors.com



{In Archive} McDonalds - Opposed
Rye Syfan to: kbrown

06/20/2013 04:08 PM

From: Rye Syfan <rye@taylorsyfan.com>
To: kbrown@co.slo.ca.us
Please respond to Rye@TaylorSyfan.com
Archive: This message is being viewed in an archive.

Ms. Brown,

As a long time resident of Los Osos I am writing in opposition to the proposed McDonalds in Los Osos. This project is not within the character or spirit of our community and does not enhance or better the "downtown".

Thanks You,

Rye Syfan



Rye Syfan, P.E.
805.547.2000 x126
805.459.7885 cell

San Luis Obispo • Pasadena



{In Archive} Fw: Los Osos McDonald's
Michael Miller to: kbrown

06/20/2013 06:30 PM

From: "Michael Miller" <vmml@charter.net>
To: <kbrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

June 20, 2013

Kerry Brown
San Luis Obispo Planning Dept.

Dear Ms. Brown,

I was not able to attend the Los Osos Land Use Committee (LOCAC) meeting this past week to voice my opposition to the intended placement of a McDonald's on Los Osos Valley Road in the prior-occupied Bank of America building.

Although I agree with several others that it does not fit the character of this town, and that the addition of junk food to our choice of eateries is not ideal, my real concern is water. We are currently in a Security Level III water usage stage.

I understand that a McDonald's at that location will use 1200 to 1800 gpd which far exceeds the amount we as individual homeowner's are advised to use. We have been given advice by elected and non-elected officials that we should aim for not more than 50gpd per member of the household.

In our two-person household we have put in low-flow shower heads, low-flow toilets, energy efficient and low water use front-loading washer, in addition to an energy efficient refrigerator several years ago. We limit our showering and turn off the faucet when brushing our teeth.

In spite of all the warnings we received from the RWQCB, it now appears that the property owner of the aforementioned site may be allowed to far exceed the prior occupant's water usage. That should not be allowed.

I stand in opposition with numerous other Los Osos residents and some even in Morro Bay to this proposed project. I believe in the right of self-determination as to the direction the growth in our small community takes. Please listen to the voice of the people in this matter.

Respectfully,

Vita Miller
1205 Bay Oaks Dr.
Los Osos, CA 93402
805-528-5926

41 year resident of Los Osos



(In Archive) No McDonalds in osos please
The Wendts to: KBrown@co.slo.ca.us

06/21/2013 02:17 PM

From: The Wendts <deanandwendy@charter.net>
To: "KBrown@co.slo.ca.us" <KBrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

I'm another Los osos local against having a McDonalds in Los osos. My two teenaged kids are even more against it than I am.

-Wendy Wendt
509 woodland drive
Los osos

Sent from my iPhone



{In Archive} proposed McDonald's in Los Osos
Tim Rochte to: Kerry Brown

06/21/2013 07:18 PM

From: Tim Rochte <trochte@sbcglobal.net>
To: Kerry Brown <Kbrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

Hi Kerry,

I'm glad I got to work with you a little bit before this McDonald's project came on the scene. (You sent me population data on LO for my use in a presentation at Trinity United Methodist Church about a month ago).

I understand from Vicki Milledge that you are the County's point person at this stage of the project process.

I plan to be at the meeting, but I would like to get my comments into the official county record and would like to ask you how to go about doing that.

I will tell you now that I oppose this project based on:

1. Negative traffic impacts,
2. The fact that drive-through restaurants add carbon dioxide to the atmosphere cumulatively, thus increasing global climate change (the city of SLO has banned them for years). Isn't there a county policy not to increase carbon emissions cumulatively?
3. Increased probability of crime (we don't have enough Sheriff protection as it is, and they're talking about this being open 24/7), and finally,
4. McDonald's just flat doesn't fit the character of our community.

Yes we have a Starbucks and a Subway, but most of the restaurants here are locally owned and operated. We are not a tourist destination in the sense of a Morro Bay or Pismo, both of which have McDonald's, etc.

Let's get Sylvester's to move there and operate just as they've been doing just down the road.

PS: Regarding community character, do you know why the Hollywood Video sign is still on the front of the Ralph's building? It's seen by everyone who drives into our town from the east. How incongruous is a Hollywood Video sign in Los Osos? And they've been closed for years! If you can, please let me know how to get that sign removed.

Thank you Kerry. I'll try to introduce myself at the meeting if there's a chance.

Take care,
Tim



{In Archive} Questions re McDonald's MUP in Los Osos

Gretchen Henkel to: kbrown
Cc: bgibson

06/25/2013 09:28 AM

From: Gretchen Henkel <gmhenkel@gmail.com>
To: kbrown@co.slo.ca.us
Cc: bgibson@co.slo.ca.us

History: This message has been replied to.
Archive: This message is being viewed in an archive.

Dear Ms. Brown,

I attended the land use committee meeting held by LOCAC on June 13 and plan to attend the June 27 meeting as well.

I had a question about traffic circulation at the former BofA site proposed for adaptive reuse as a McDonald's drive through. When I asked the McDonald's traffic engineer at the land use committee meeting whether a traffic circulation study had been done, he said that one was not required when applying for a MUP. Is this correct?

And if so, what is the mechanism for requesting a traffic circulation study? Even with the proposed rerouting of ingress/egress for the drive-through, it's my observation that traffic in that parking lot could be adversely affected.

My second question relates to air pollution: are there any regulations in effect for the county that stipulate air quality studies to be done for proposed drive-throughs? Are there any standards in existence that allow extrapolation of data for the amount of pollution that might be produced by idling engines?

Finally, the questions regarding water usage at the site: it's my understanding that the RWQCB has allowed usage of other water credits from the owner's complex to be combined with the proposed McDonald's. Are these water usage questions solely the province of the water board, or does the planning department also weigh in on this?

Thank you in advance for your help on these matters.

Gretchen Henkel Clark
1335 16th Street
Los Osos
528-3538

--

Best regards,
Gretchen Henkel
contributing writer
ENT Today
The Hospitalist
The Rheumatologist
Editorial consultant
National Center for Child Traumatic Stress
(800) 896-4199



{In Archive} McDonald's and any projects: SOUND CONSIDERATIONS

Marie Smith to: Kerry Brown

06/26/2013 06:32 AM

From: Marie Smith <mailmarie@charter.net>
To: Kerry Brown <KBrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

Dear Kerry,

The following comment may be applied to any new project:

I would like to add to the concern list about having a drive thru. They generate more sound as cars wait with their engines idling. Los Osos is in a "semi-bowl" surrounded by hills which reflect sound. The sound levels in Los Osos have increased in the last thirty years due to the amount of trees and bushes that we have lost due to disease and development. This large amount of vegetation previously acted as sound absorbers.

Please, when reviewing this project and any future projects: sound levels should be a consideration!

Thank you,
Marie



{In Archive} McDonald's and the community plan

Marie Smith to: Vickie Milledge

Cc: Kerry Brown

06/26/2013 07:22 AM

From: Marie Smith <mailmarie@charter.net>
To: Vickie Milledge <vickilocacchair@earthlink.net>
Cc: Kerry Brown <KBrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

Good Morning Vickie,
I seem to wake up with thoughts, here is another comment for LOCAC members
(and the county!)

How does a McDonald's drive-thru fit in with the community plan? It seems
that the "flavor" of Los Osos, e.g. the design guides, should be in place
before we approve any projects that will have a major impact on the Los Osos!

Marie

Tim Rochte
1400 17th Street
Los Osos, CA 93402
trochte@sbcglobal.net

Kerry Brown, Coastal Team
San Luis Obispo County Department of Planning and Building
(Sent Via Email)

June 26, 2013

Dear Ms. Brown,

As an active and proud community member of Los Osos since 1981, I am writing in opposition to the proposed McDonald's Drive-Thru Restaurant in Los Osos.

I appreciate the opportunity to provide these written comments, and thank you for considering the contents closely and for entering this letter into the official review process.

First, I will briefly list my four areas of major opposition here, and then expand on subsequent pages. I would point out that my opposition is also based on serious concerns I have about the waste water disposal and emissions from the restaurant operation itself. Hopefully you will seek and receive comments from the experts at the CCRWQCB and the SLO APCD.

1. A McDonald's does not fit the character of our community.
2. Negative economic impacts on locally-owned and operated restaurants with similar fare (albeit ours are clearly far more superior and "down home" in quality).
3. Increased pressure on already overstretched law enforcement resources in Los Osos.
4. A Drive-Thru system adds carbon emissions leading to increased global climate change.

Now to expand on the above points:

1. A McDonald's does not fit the character of our community.

The vast majority of restaurants and eateries in Los Osos are locally-owned and operated. This unique feature of Los Osos' community character has naturally been in place for decades because our economy is not geared toward being a coastal tourist destination similar to a Morro Bay or Pismo Beach (both of which have drive-thru McDonalds).

Because our town is located several miles off the main coastal state highways, it would be hard to imagine that Los Osos will ever fit the Morro Bay or Pismo Beach business models.

In fact, being off the main tourist route was a major reason why my family (and many other fellow Los Ososans I've known for over thirty years) intentionally chose to live in this small town.

Because McDonalds represents a "cookie cutter" style chain, one can enter such an establishment just about anywhere and not know where they are because, for all intents and purposes, they all look the same inside. This may be a wonderful corporate model (just like Starbucks and Subway), but it's not in keeping with the look and spirit of Los Osos.

Regarding the negative visual impacts for the outside of the building, I have closely reviewed the nineteen-page Land Use Application Package submitted to the San Luis Obispo County Planning and Building Department with particular attention to the site development plans found on pages 9 – 14.

Obvious negative visual impacts that are not in accordance with the character of the community are discovered in the listing of various McDonald's signs in the Legend on page 9 of the Site Development Plan.

For example, look at items # 19 and #20, "McDonald's Parking Lot and Drive-Thru Directional Arrows." It is not clear if these are raised signs or words marked on the pavement. If they are elevated signs, they would add further to the negative impacts. Since signage is such an important part of a community's character, this omission in the document is a tangible drawback in terms of full disclosure.

Of greater concern regarding overall signage for the restaurant is how the Legend from the Site Plan lists at least five more signs: Item's # 22 – #26 (Menu Board, Gateway Sign, etc.). The document indicates that they are slated for "separate permit and submittal."

Submitting separate permits for something as important as the types and total number of signs reminds one of the story of the camel and the man in the tent on a cold, dark night. The camel started off asking to put just his nose under the tent, and at the end of the story the man was completely out in the cold and the camel was completely in.

With all their experience in opening restaurants, one would expect McDonald's to include all their requests for signage in a single permit. This represents an unnecessary and convoluted approach for a minor use permit which leads one to wonder in the first place why these major signs were left out. Bringing in two separate applications does not serve the community's need for open and transparent communication and can lead to mistrust. It is for reasons of this kind that McDonald's cannot be allowed to get its "nose under the *Los Osos* tent" in the first place.

Another important consideration to keep in mind: what if the McDonald's is allowed to go in, and after a period of initial success, it goes belly-up like the one on Foothill Boulevard in San Luis Obispo? Again, one has to wonder why a McDonald's in such close proximity to perpetually hungry college students on a major arterial went under. And on top of that, the building still stands empty

after all these years attesting to a continued weak economy. Could this happen in Los Osos too?

The answer comes from a real-life example several years ago in Los Osos regarding the Hollywood Video store located in the Ralph's Shopping Center. First off, how incongruous and out of character is the fabled "Hollywood" sign in Los Osos? Most of us came here to get away from places like that.

And worse yet is its prime location along the main drag into town as folks (driving, riding bikes, walking, etc.) enter the gateway to the Los Osos business section from the east.

And here's the upshot: after being closed for several years, the corporate "Hollywood Video" signs are still up! It's happened once, what's to keep it from happening again? As the saying goes, "once bit, twice shy."

2. Negative economic impacts on locally-owned and operated restaurants with similar fare (albeit our are clearly far more superior and "down home" in quality).

Los Osos, like so many small communities and their local businesses, has yet to emerge from the shadow of the state, national and international economic crises of 2008. A restaurant with the corporate assets of a McDonald's will clearly have a leg-up and thus will have a negative impact on our locally-owned and operated food establishments with similar fare (though ours are hands-down far superior and more down-home in quality). Potential examples include Sylvester's, Celia's Garden Café, Noi's Thai Food, Mi Casita, 10th Street Grill to name but a few who appear to be emerging well, but who's future may not be so rosy when competing with a megalithic giant like McDonalds. It's not worth the risk to our home-grown economy to which we hold so dear and identify with such pride.

While it's a high probability that McDonald's will have a negative impact on our non-corporate food establishments, all we have to do is look for a real life example is how Starbucks has impacted local small restaurants who have either been driven out of business (i.e. Cad's) or suffered from a diversion of patrons (i.e. Carlocks).

3. Increased pressure on already overstretched law enforcement resources in Los Osos.

On page 9, items # 1 and # 2 under the "Commercial/Property/Industrial" section, the application indicates that the drive thru will operate seven days a week, 24 hours a day.

I spoke by phone today (6/25/13) with the Watch Commander of the SLO County Sheriff's Department who informed me that between the hours of 2 AM and 7 AM, there is one, two-person patrol car on duty that covers the entire coast from Avila Beach to Ragged Point!

One night a week, there is some overlap to this schedule in terms of an additional patrol car.

A quick review of the Police Log in most editions of the Bay News shows there are any number of

public disturbances and crimes committed in Los Osos during these crucial hours.

This raises a crucial question we all must ask: "Why would we want to add to the burdens of our brave law enforcement personnel by allowing a situation to exist where their safety, not to mention that of McDonald's employees and the general public are at higher risk?

4. A Drive-Thru system adds carbon emissions leading to increased global climate change.

The jury is in on the effects we humans have on adversely changing the global climate. While some will wonder how much we Los Ososans contribute to this problem, it is important to remember the words of Barry Commoner "that everything must go somewhere." ("The Closing Circle").

Just because we are located on the coast doesn't mean we are not part of the global climate change picture. Yes, our air pollution gets blown down wind, but it eventually ends up in the global atmosphere. Cars idling at a drive thru, usually far longer than at a stop light, produce pollution.

Although the County of San Luis Obispo has not enacted an ordinance prohibiting drive-thru restaurants (perhaps this case can be the impetus) the City of San Luis Obispo did enact such an ordinance in 1982! Obviously this was before the light was shined in a major way on global climate change, but it did reflect the-then current views of the people and elected officials of SLO regarding the negative impacts of air pollution as well as the character of their community. Can we do no less?

I am not a scientist, but a simple Google search revealed that many governmental entities where drive-thrus currently exist are now taking steps to close them down or otherwise encouraging their citizens to "cut the cord." How about if Los Osos gets a jump on this trend and closes the barn door *before* the cows get out?

FYI, I am including a website link that includes a brief overview how one county is addressing the negative air pollution/global climate change impact of drive-thrus:

<http://cleanairmakemore.com/more-from-clean-air/going-inside-its-true-is-better-than-the-drive-thru/>

One final thought as a person of faith about the overall impacts on global climate change from projects such as this proposed McDonalds Drive-Thru. I join with millions of others who see this issue, and similar others, as a moral call to action to demonstrate good stewardship of what the Creator has graciously bestowed on us all. I do not seek to persuade anyone to this way of thinking; it's up to each individual to decide where they fit in to the universe and how to live out their lives.

Thank you for considering these positions. I hope you will contact me if you have any questions.

Sincerely,

Tim Rochte

ecc: Ms. Vicki Milledge, Chair, Los Osos Community Advisory Council

Mr. Bruce Gibson, District 2 Supervisor



{In Archive} Traffic issues related to possible McDonalds

Larry Bender to: jtlocac

Cc: kbrown

07/08/2013 07:59 PM

From: Larry Bender <pagebender@msn.com>
To: jtlocac@gmail.com
Cc: kbrown@co.slo.ca.us
Archive: This message is being viewed in an archive.

Please share our concerns with the traffic committee tomorrow.

First of all, a drive thru restaurant of any kind does not fit with our vision statement. The drive-thru on that building was grandfathered in because it was a bank building. Using the drive-thru for a fast food restaurant is much more than a minor change.

Even when B of A was using that window, which they did not during their later operation b/c they had cut staff, there were traffic issues when a car would exit the drive-thru and try to turn out of the parking lot or into another area to park. The new proposal will exacerbate that problem by volume and also with the change of direction of parking and loss of parking spaces. People will be trying to get in and out at the same time. This will also impact cars coming from the Miner's and Rite aide direction trying to exit to LOVR.

It is already very challenging to turn left onto LOVR. Increased volume, and we can be sure that many people will turn left on LOVR after leaving the drive-thru, will make that issue worse. Imagine cars trying to turn in to go to Miner's while several cars are waiting to turn left onto LOVR.

We are concerned about the loss of parking spaces. This weekend most of the spaces in front of that B of A building were filled with cars going to Miner's and Rite Aid....in fact much of the lot was full. Where will those people park? Often close parking is necessary due to the size and weight of purchases at Miner's. Will we now have to leave our purchases and then get the car to come get them in front of the store, causing more traffic.

It looks to us like they would need to remove a minimum of 6 spaces to accommodate the revised drive-thru proposed. In addition there will be a merging problem for the drive-thru between cars entering from 10th Street and those entering from the parking lot. Will cars waiting to merge into the drive-thru hold up other cars coming from 10th St to go to other shops?

Where will the employees park?

Where will the huge supply trucks park? Supply trucks for Von's, Rite Aid and Miner's go behind the building. This building is not set up to accommodate huge and frequent delivery trucks.

Where will the huge trash containers go? Will this impact traffic?

And what about the impact of increased traffic, especially at the drive-thru, on our environment. This is not consistent with the direction San Luis Obispo county has been moving.

There are so many reasons that McDonald's, or any other fast food restaurant, is not a good fit or desirable for our community. The impact on traffic is certainly one of those reasons.

Respectfully, Marcia Page and Larry Bender



{In Archive} McDonald's traffic flow.
David Duggan to: kbrown@co.slo.ca.us

07/15/2013 05:20 PM

From: David Duggan <date1969@gmail.com>
To: "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>
Archive: This message is being viewed in an archive.

1 attachment



traffic jam peak hours.jpg

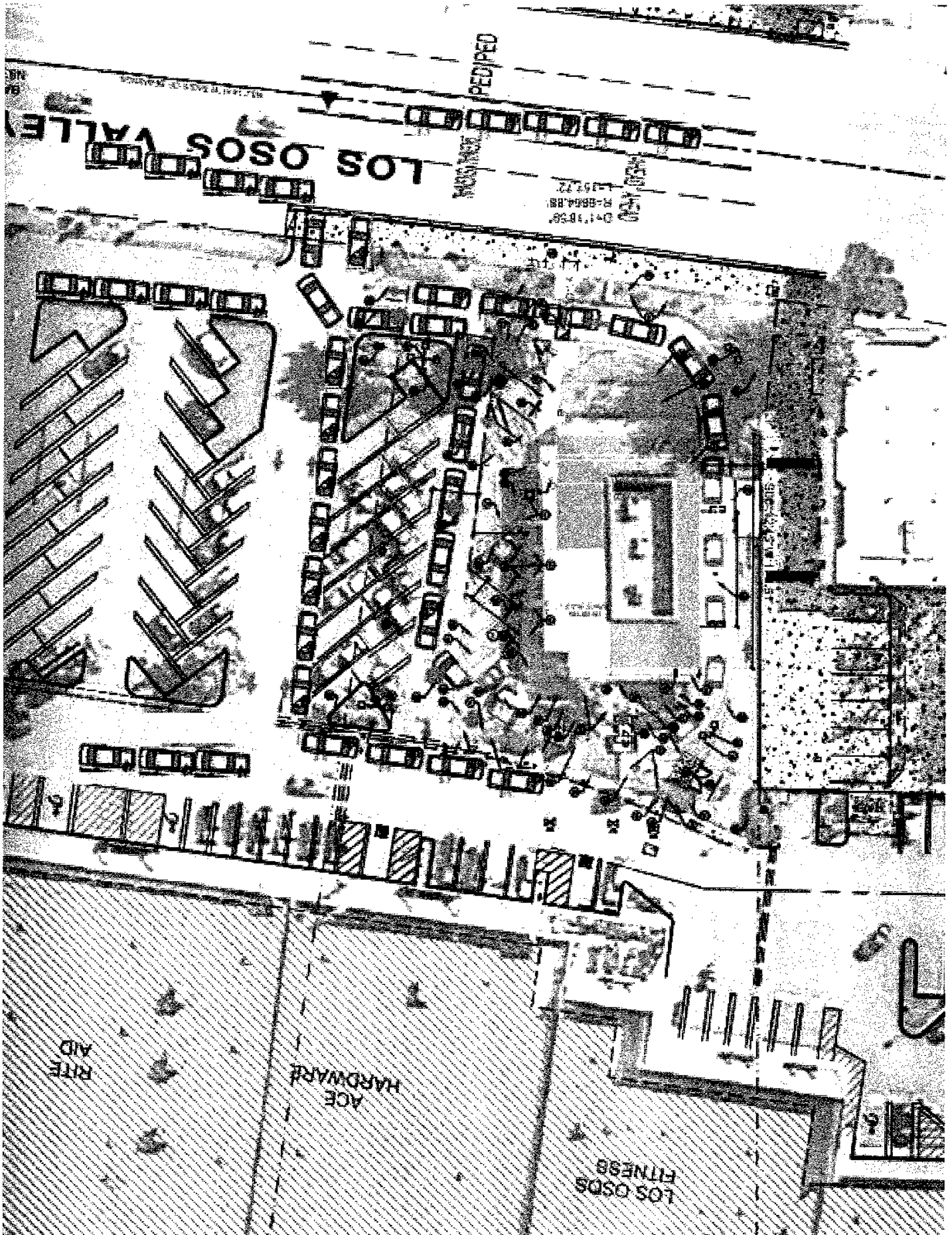
Living in Los Osos since 1978 I have a pretty good idea of the traffic flow at the entrance of the Los Osos Shopping Center at the proposed McDonald's. During the time the Bank was open I experienced traffic backup entering and exiting during peak hours. Using the same expected traffic flow shown by McDonald's own designers I added what I consider the problematic faults of their design. It's seems very dangerous conceptually and a redesign using the original Bank's ingress and egress may be the preferred option.

Respectfully

David Duggan

Los Osos, Ca.

805-975-8339





Proposed McDonald's Traffic Flow

kbrown@Co.slo.ca.us, bgibson@co.slo.ca.us,
TIM LYTSELL to: aaSUE DOVE LYTSELL, TIM LYTSELL, 07/15/2013 02:04 PM
vickilocacchair@earthlink.net, JULIE TACKER

From: TIM LYTSELL <i207008@msn.com>

To: "kbrown@Co.slo.ca.us" <kbrown@co.slo.ca.us>, "bgibson@co.slo.ca.us"
<bgibson@co.slo.ca.us>, aaSUE DOVE LYTSELL <lulusue2008@hotmail.com>, TIM
LYTSELL <i207008@msn.com>, "vickilocacchair@earthlink.net"

History: This message has been forwarded.

It appears there is a potentially dangerous situation in the proposed traffic flow at LOVR at the entrance to the center's parking lot at the proposed McDonald's, a pinch point. (See attached map)

The geometry of entrance/exit for the proposed McDonalds and the exit/entrance for the center's parking lot onto/from LOVR at this point does not allow for queuing of cars coming off LOVR trying to turn into the proposed McDonald's. They can go around the parking lot to access the proposed McDonald's but that is not human nature nor will those from out of town know that.

All of the proposed drive through traffic entering the proposed McDonald's either exits at this pinch point or must circle through the the proposed McDonald's parking lot creating more congestion within the proposed McDonald's parking lot and which, again, is against human nature and out of town people will not be aware, increasing the traffic at this pinch point.

The current width of the proposed entrance/exit at this pinch point will create further congestion as cars try to make the turn into the proposed McDonald's by way of a narrow, two way drive.

Cars exiting the center at this point will block the entrance to the proposed McDonalds while waiting to enter LOVR as there is no queuing room between the center's exit onto LOVR and the proposed McDonalds entrance/exit.

Traffic has more of a "slinky" format rather than an even flow therefore magnifying these situations.



Another item is that the proposed McDonad's parking spaces are isolated from the rest of the center's parking area implying that those spaces are for McDonalds only and effectively removing them from availability for the rest of the center.

Thank you for your time and consideration.

Tim Lytsell

Los Osos

MC DONALD'S PROPOSAL

M. Whitey Hafft, AICP Retired

September 30, 2013 (Corrections 10/3/13)

There are a number of issues related to the McDonald's proposal: Traffic, On-site Circulation/ Parking conflicts, Water, Land Use, Hours of Operation and Odors. I reserve the right to comment on additional issues when they arise or become obvious.

TRAFFIC: The Trames Solution Inc. Traffic Engineer's Report concludes that there is "no impact" based on their studies. The study used two locations in Ventura as comparisons and I am not sure why. They could have used Morro Bay or San Luis Obispo or just relied on the Institute of Traffic Engineers data. I am commenting on the use of the two Ventura sites because neither one compares to Los Osos. Both of those sites are on major thoroughfares, or very close: Ventura Freeway at Rose Ave. and S. Ventura Rd near the Ventura Airport. Both have very large sites with multiple uses and access points, including more on-site circulation and access to the "drive through lanes" and both have heavy pass-by traffic. So, what is the relevance of comparing these Ventura sites to rural Los Osos. I am sure someone did a hypothetical analysis of pass-by traffic and has come to the conclusions that local commuters will stop for McDonald's and the hungry campers will grab a burger and head to Montana d'Oro.

Just for the reference: The Institute of Traffic Engineer's Trip Generation Rate (just the PM rate) is 25.82 trips per 1000 sq. ft. for a drive through bank and 33.84 tips per 1000 sq. ft. for a drive through restaurant. By comparison, a quality restaurant is 7.49 trips per 1000 sq. ft. How about some linen table napkins and farm to kitchen sous chef prepared food?

CIRCULATION/Parking Conflicts : The most worrisome traffic-related issues are on-site circulation and parking. For a starter, there is no consideration for "local parking preference." There is one reference for "no restrictions" related to assigned parking and yet there is discussion about all parking being reciprocal and that there are shared parking and limits to parking. Since McDonald's has a separate APN, all of the proposed project has to fit within this lot. What are the "shared parking restrictions" to which they refer? There is definitely a surplus of parking spaces, but do the ACE hardware people choose to park at Von's? Or, at the outer edges of the parking lot where extra spaces are located? NO. McDonald's should have looked closely at the local parking patterns and should have approached ACE Hardware, RiteAid and others. There is definitely a conflict in choice of location for ACE customers and I think this will become an issue when the local shopping public has to deal with the loss of close-at-

Page 2

hand parking for ACE and possibly RiteAid because McDonald has restricted the existing parking and traffic flow.

WATER: McDonald has prepared statements regarding water use and received a "will serve" from the ~~RWQCD~~ Golden State Water. Others have some valid concerns about comparisons between the former bank use and the proposed restaurant use. I will leave those comments to other speakers.

However, the reference to Cad's Restaurant (now closed) is an unusual choice for a comparison of water use. Cad's was a local, and very small, restaurant that catered to seniors and some local workers during the day. They made home-made food for breakfast and lunch that seniors could enjoy. It was simple and friendly and certainly not a 24 hour operation. Their water use would not be a reasonable comparison to a McDonald's 24-hour drive through.

Post Note: I did not know about the "deal" that was made by the shopping center and McDonald's to restrict the use at the former Cad's so that no restaurant would go into the former Cad's. I learned about this at the LOCAC meeting. So, I'm thinking that we need to know what was originally approved by the County for this shopping center. Is it legal to restrict future uses? What if the shopping center owner wanted to restrict McDonald's?

LAND USE: This is one of the most important issues raised by the McDonald's proposal. The first question to ask is: When is a bank building similar to a 24 hour, drive through restaurant? How many drive through customers did the bank have? How many customers walked into the bank? How similar are the two uses?

Why would McDonald's have to re-configure the parking area? Because they need to create a directional flow into the drive through lane? How come the bank did not do this? Because it did not anticipate serving as many customers as a McDonald's. How many bank customers thought that the drive through was a convenience to them vs. taking the time to park and go inside the bank to have face to face communication and do banking business?

There is absolutely NOTHING SET IN STONE in any land use planning book that says a bank is equal to a 24-hour drive through restaurant. In fact, that is why drive through restaurants typically require a Use Permit so that the potential use can be considered, along with any potential issues.

How many of you have ever been in a community where there was NO drive through restaurants? There are quite a few of them in California. I don't have a number for you, but I
Page 3

could look into this. What do you notice about these communities? They function just fine without drive throughs and often look very community oriented, friendly and clean.

24 HOUR OPERATION: Why is this proposed? Does Los Osos have a heavy need to purchase a hamburger at 2 AM? Will families drive through and pick up a late dinner? 24 hour operations are typically regulated by a Use Permit, even in situations where the use is not a proposed restaurant. 24 hour operations mean the possibility for loitering, trash in the parking lot, night-time lighting, etc. Is this a need we have to solve in Los Osos. You know our police protection is very low with a limited number of Sheriff's deputies on duty.

I noted some confusion about number of staff on duty and shift hours in the application.

ODORS: Despite modern technology in the AIR SCRUBBING business, has anyone ever been near ANY fast food restaurant and NOT been able to "smell" what's cooking? It seems to me that cleaning the air that deep fries potatoes and grills up hamburgers may be a planning and building department requirement but those odors are still like a "floating sign board" as they waft through the air.

NO THANKS. NO FAST FOOD DRIVE THROUGH RESTAURANT IN LOS OSOS.

MAKE SURE THE UPDATED **ESTERO LAND USE PLAN** INCLUDES NO DRIVE THROUGHS. IT DID BACK WHEN IT WAS PROPOSED BEFORE, BUT NEVER ADOPTED.

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

Julie's analysis of McDonald's application inconsistencies DRC2012-00099.

Prepared for the September 30, 2013 Special Meeting of the Los Osos Community Advisory Council.

Analysis performed using documents provided the Water Board and County Planning Department.

*Request for Water Board Concurrence August 22, 2102

*Application filed May 15, 2013/subsequent correspondence

Project Description

The project description is fluid and continues to change. Numerous inconsistencies and irrelevant information have been provided by the applicant. The project appears to represent an increase in historical wastewater flows and consequently, as proposed, the change in use equates to an intensified use. This is strictly prohibited by the wastewater prohibition and conditions of the Los Osos Wastewater Project Coastal Development Permit (see Condition #5 below).

Condition #5 Los Osos Wastewater Project, CDP #A-3-SLO-09-055/069

"No Guarantees of Development Approvals. Approval of this permit or any method of financing the project utilized by the County (e.g. the established assessment program), **does not guarantee County approval of any new or intensified uses within the service area....**"

Employees:

MUP Application (5/15/13) - 60 (20 per shift). Reduced to 35/12 per shift 7/12/13, correction. There is no discussion of how many shifts take place each day.
RWQCB - (8/22/12) 12 (Hodge Analysis x 20 gpd.per employee = 520 gpd. water use)
Ensitu = 50 gl. per seat AND 12 employees (total) for "waste/sewage flow" 25 gl. per seat.
The project description needs to indicate exact employee count.

Restaurant:

MUP Application (5/15/13) - 50 seats
Landscape Plan depicts 7 tables/4 seats = 28 outdoor seats bringing total to 78 seat restaurant (resulting in increased water use/wastewater discharge/parking needs/traffic impacts).

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

Oasis correspondence 9/26/13 suggests the restaurant will be 63 seats indoor and out. An increase to seating may require added parking.. How many seats are proposed?

Parking:

Parking Calculations, Bay Osos Properties, LLC, July 5, 2013 = 324 spaces
Actual on the ground count = 225 spaces + 10 handicapped spaces = 235spaces

Applicant's representative suggests there is a 71 space surplus; in fact existing parking calculation is overstated by 89 spaces, making the parking lot short by 18 spaces. Landscape and drive through plan suggest 3 spaces will be removed north of the bank (perhaps more as part of reconfiguring to accommodate drive thru), there may be more than a 21 space deficit.

What is the accurate parking count?

Shared on-site parking adjustment (CZLUO 23.04.162)

Was a parking reduction approved previously? When and for which project? The current application does not request a reduction. CZLUO suggests the "site" to share space is the bank building, not the center.

Is there any private parking agreement between the shopping center and the bank building? Any amendment to the parking agreement would need to reflect increased parking needs based upon an intensified use.

Property Owner Agreements:

Provide agreements or Memorandum of Understanding between property owners with numbers that add up (parking and wastewater).

Vacant spaces:

Both Bay Osos and Los Osos Shopping Centers have vacancies. All spaces currently vacant must be allocated parking, water and wastewater flows, before any transfers or sharing to accommodate the proposal are made.

*The gym recently sought to expand into neighboring vacant space and was denied by the owners on the basis of parking limitations.

Drive Thru:

The drive thru window was removed from the bank building as part of the 2009 building remodel (PMT2007-02247). A drive thru is a new use and approval would be discretionary. The Draft Estero Plan Update (2004) eliminated all drive thru's in Los Osos as incompatible with community desires. Is the drive thru essential to the project? Is the applicant willing to defer until the area plan update is complete or eliminate it?

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

CZLUO Section 23.04.178 b. Lane separation: An on-site circulation pattern is to be provided for drive-thru traffic that separates such traffic from that of stopover customers. Separation may be by paint-striped lanes from the point of site access to the stacking area described in subsection d(2) following. Such lanes 1) require *minimum* width of 10feet for drive thru lanes.

Current drive thru lane configuration with islands is narrower than required. Egress south of building is only 18 ft. wide to provide for two way traffic exiting to Los Osos Valley Road.

Water/Wastewater Documentation:

Current application should provide all water records for purposes of calculating the shopping center's historical wastewater use. The records for the bank should be included in all calculations. Contrary to the applicant's assertion that Golden State Water records were purged prior to 2008, records are available from GSWC's corporate offices. Actual data would make all calculations consistent. How many meters per property? Are irrigation uses included in calculations?

Additionally, the Hodge Company analysis references "Water Use History of Los Osos Shopping Center Tenants provided by California Cities Water," but not submitted to the RWQCB or the County. The RWQCB wastewater concurrence was established on historical data; where is the data?

Hodge Company Analysis --Analyzes only two parcels using Uniform Plumbing Code Table K-3, actual data referred to, but no actual water data provided.

Subject Parcel; 1076 Los Osos Valley Road APN 074-301-018.

BofA: Omitted entirely from historical analysis, yet states historical data is available.

Bay Osos Shopping Center; 1024 Los Osos Valley Road, APN 074-301-014.

Carlock's Bakery: Should be calculated as a restaurant. The employee count is understated. Shifts begin at 11:00 p,m for janitorial services and baking.

Squeeks, Chirps & Giggles: Analysis does not consider the pet shop/dog wash or hair salon as more than employee use.

"Aqua Massage": which would lead one to believe water use beyond one employee was taking place.

Los Osos Valley Florist: Water use for plants and flowers not included in calculations.

Los Osos Barber Shop: Omitted entirely from historical analysis.

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

Los Osos/Vons Shopping Center; 1110 Los Osos Valley Road, APN 074-301-024.

Stores (**Vons, Rite Aid, Miners**) employee use, only; omits the customer restroom use calculation of 1 gl. Per. 10 sq. ft floor space.

Vons: Produce department and butcher shop also use water.

Rite Aid: Ice cream counter uses water.

Hairlines: beauty salon water use omitted, only calculated employee use.

Miners: Nursery irrigation.

Cad's: (previously LaPatisserie) was it ever approved as a restaurant by RWQCB? The wastewater for LaPatisserie was used for the expansion of the Baywood Inn in 2003 approval. LaPatesserie wastewater was absorbed by the Baywood Inn in 2003, A-3-SLO-03-040, Substantial Issue Determination, December 2003 excerpt from staff report *"As a way of gaining waste discharge credits, the applicant has closed an existing restaurant onsite. According to the RWQCB the quantity and concentration of sewer discharge is comparable to historical levels. The applicant was given an allowance of 19 additional guest units by the RWQCB in exchange for elimination of the existing restaurant."*

Round Table Pizza: Previously retrofitted as part of the Title 19 process.

Ensitu Analysis

Ensitu suggests that the septic systems are combined, yet Vons had a permitted 800 gl.pr. day experimental septic system put in in 1995.

"As built" for community septic system needed for thorough analysis.

Originally Ensitu uses Morro Bay McDonald's 25 gallons/seat/day (for one year); then 23 (averaged over 3 years) and then 19.6 (2013, 7 month period). The 2013 records were used in the three year average overall and cannot be used as standalone calculations.

Wastewater disposal system capacity is irrelevant to the question of whether a change in use represents an intensification or increase in historical flows.

RWQCB Concurrence

As stated above, the Hodge Company calculations were submitted to the RWQCB, this information was inadequate and misleading and should be revisited by the agency.

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

RWQCB concurrence based on 12 employees AND 50 seat restaurant.
RWQCB has wrong address on Letter of Concurrence.

Grease Interceptor and Primary Septic tank addition inconsistency:

RWQCB approved 5,000 gl. grease interceptor and 5,000gl. septic tank
Ensitu represented 6/13/13 application is for 2,000 gl. grease interceptor and 3,000
gl. septic tank.
Environmental Health Dept. generally requests separate systems for separate
parcels.

Water:

Applicant suggests the project need only comply with Title 19 requirements for remodel.
Buildings current plumbing configuration is 2 toilets and 3 sinks.

The applicant suggests the project will retrofit entire shopping center(s) or offering 190.7
credits, far fewer than would be necessary to comply with Title 19 requirements to offset
the intensified water consumption. Title 19 requires 900 points to offset one new homes
water use of approximately 375 gl. per day. McDonald's admits water use will exceed 1,250
gl. per day (more than 3x a home's use). To offset in accordance with Title 19 requirements
the applicant would need to accumulate more than 3x the credits a home is required to
accumulate.

Cad's water bills were provided from 2003 -2011; the restaurant was LaPatisserie from
2003 to 2008. Cad's used less water than LaPatisserie.

Any reference to outdoor irrigation, historical or otherwise is irrelevant.

Conclusion:

The numerous project iterations and assertions by the applicant make it difficult to know
what project is being presented for approval (i.e. vague and evolving project description).
No intensified use of property within the Prohibition zone relative to water and wastewater
is allowed pursuant to LOWWP CDP COA #5. This is the case until the Groundwater Basin
Management Plan is funded, as least in part, the community-wide Habitat Conservation Plan
is approved with a funding plan and all programs are folded into a Local Coastal Program
Amendment for the urban are of Los Osos.

The application, to date, has failed to demonstrate how the intensified use (fast food
restaurant verses bank) is compensated for with offsite historical wastewater flows.

From the desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805-528-3569

Environmental Determination:

The project proposed intensifies use of water and wastewater. The community of Los Osos was certified Level Severity III in 2007 for water resources and has been under a septic prohibition since 1988. These conditions will not change after the wastewater project comes online, as dictated by Condition #5 as stated above. The increase in water and wastewater are significant impacts on the environment that must be addressed.

Once a project description is complete, a thorough Initial Study can be done. A Categorical Exemption would not be applicable in this case, in light of the intensified uses proposed. A Mitigated Negative Declaration, at a minimum, including a Developers Statement would be appropriate explaining how the project intends to mitigate its impacts. Alternatively, a Focused EIR, could address impacts of the project on the community resources. The EIR could serve as a public disclosure document and address the numerous outstanding issues in a comprehensive and organized fashion.

Thank you for your attention to these very important matters,

A handwritten signature in black ink that reads "Julie Tacker". The signature is written in a cursive, flowing style.



Fast food drive through
Larry Bender to: kbrown

11/04/2013 06:43 AM

From: Larry Bender <pagebender@msn.com>
To: kbrown@co.slo.ca.us

The vision for Los Osos has been to promote a healthy and sustainable life style. To encourage bussnises that that pay a living wage and support the local San Luis Obispo community.

A fast food drive through does not fit into this picture for the future of our town. I am sad to see that the locac board members do not have the vision that has made Los Osos a special place. They want to pave paradise and put in a parking lot.

Board member's come and go that is why we need to hold on to the vision for the future and not the short term sight of a few.

Thank you for looking at my thoughts for the future of Los Osos
Larry Bender



{In Archive} Water and McDonalds
Alan Fraser to: KBrown

07/18/2013 03:42 PM

From: Alan Fraser <afraser101@gmail.com>
To: KBrown@co.slo.ca.us
Archive: This message is being viewed in an archive.

3 attachments



Response to County (1).pdf Septic info (1).pdf RWQCB concurrence.pdf

Hi Kerry

I am trying to figure out a couple of things about the McDonalds documents.

1. In the Response to County they claim that the "monthly landscape use for the subject property is 33,129 gallons". Is this possible that the little patch of landscape is using that much water? If not, what is that number? The entire plaza? If that number is correct, than isn't that a huge waste of water and shouldn't it be stopped.

2. McDonalds claims that it will use about 1,250 gallons per day and that Cad's used to use 357 per day. They get these numbers from different places. The 1,250 from use at Morro Bay Macs (does that include landscape?). They derive the Cads figure based on a formula (see the Hodge Document) at the end (page 11) of the septic info .pdf doc I've attached to this but I am sure you have. They are not comparing apples to apples. If you use the same formula for McDonalds the water usage number is 7000-9000+ gallons per day. depending on eating area.

They also use this number to show the amount of water used by Round Table, which claims Round Table uses 2,200 or so gallons per day. This fails even a basic logic test. How can a 24 hour 11 employee per shift larger eating area McDonalds use 1000 gallons less than lunch and diner, smaller, less employees Round Table?

Thanks for your time, Alan

Notes, requests/questions on the Oasis Associates

“Response to County Information Hold Letter Minor Use Permit Application –
DRC2012-00099 McDonald’s USA, LLC” Dated 12 July 2013

(All request/question throughout this will be in *italics*)

Items Required for Acceptance

Water Usage

Item 1 Water usage

In the second paragraph there are numbers and math that need questioning.

First it states the meter is using 1104 gallons per day for irrigation.

There needs to be documentation on this. **That is a great deal of watering.** There needs to be documentation of what is being irrigated as it is **implied** that:

1. Only the area of the proposed site is being irrigated.
2. This 1104 gallons per day usage will cease once McDonald’s goes in.

The area of landscape plan shown on the McDonald’s plans is rather small.

Or framed as requests/questions:

Show documentation of current meter usage.

Show documentation of areas currently irrigated through this usage.

How much of the current 1104gallons per day for irrigation being used is actually used within the McDonald’s proposed landscape design?

How much of said usage is outside of the proposed landscaping?

How much of the current 1104gallons per day landscape water usage will be reduced by the proposed McDonald’s landscaping.

Without this information all the math is useless.

Cad’s Restaurant requests/questions:

Show documentation of usage.

Does this water crediting mean that no new business will be able to be within that center?

Are the Cad’s water “credits” mentioned actually being acquired by McDonald’s?

Shopping Center Retrofit Credits:

Show documentation of actual existing and retrofitted fixtures.

Is McDonalds actually acquiring the credits for the retrofits?

Other- A question for the county:

Because the old bank is being repurposed for an entirely different enterprise does this mean that it is covered under something other than a "remodel of existing building"?

Note:

WHAT IS CONSIDERED A PROJECT UNDER CEQA?

A project is a discretionary proposal (or any part of a proposal) which might result in physical changes to the environment. Some examples of projects are applications to change adopted plans, road development projects, use permit requests, and subdivisions of property. (underline is my doing. Doesn't "physical changes to the environment" include added over drafting?)



OASIS ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING

Response to County Information Hold Letter
Minor Use Permit Application - DRC2012-00099
McDonald's USA, LLC
12 July 2013

Kerry,

Thank you in advance for reviewing our response to your comments/request for additional information. We have noted your *comments* verbatim and provided our individual response below. Please let us know if you have any questions after reviewing our response.

Items Required for Acceptance

Based upon preliminary review, the items in this list are required before your project can be accepted as *complete for processing*.

1. In 2007, the Board of Supervisors certified a Level of Severity III for water supply for the Los Osos Valley Groundwater Basin. Subsequently, the county established water conservation Ordinances applicable to new development. In order to determine estimated new water demand versus previous demand, provide past water usage for the site (bank water usage).

Response:

Pursuant to your request, we have attempted to research the historic water usage records for the former bank tenant with the water purveyor, Golden State Water Company (GSW). Unfortunately, GSW recently purged their records (up to 2008) and does not have records for the former bank (circa 2005). Since the requested records no longer exist, we offer the following information to provide an overview of the historic use and establish a related "baseline" of water use in order to comply with the spirit of the water conservation ordinance and acknowledge the noted Level of Severity.

The subject property's water meter is currently active for landscape irrigation purposes. The monthly average landscape water use for the subject property is 33,129 gallons (or 44.29s CCFs). By comparison, the average daily water demand of the proposed project is 1,250 gallon per day (based upon historic water use at the Morro Bay restaurant and inclusive of both structure and landscape water use). This represents a daily water use increase of 146 gallons (or 4,371 gallons/month) when compared to the projected water use.¹ As an additional "off-set", the shopping center, until fairly recently, housed Cad's Restaurant. The estimated water use for the restaurant was 378 gallons per day (Hodge Company Land Planning + Civil Engineering, July 17, 2010). Based on the past restaurant water use and the property's current water use, the estimated new water use would be below the historic daily water use by approximately 232 gallons per day².

¹ 1,250 gallons estimated water use x 30 days = 37,500 gallons used monthly – 33,129 gallons current water use = 4,371 gallons monthly increase in water use ÷ 30 days = 146 gallons increase in daily water use from current irrigation use.

² 378 gallons per day by Cad's x 30 days = 11,340 gallons used monthly by Cad's + 33,129 gallons current irrigation water use = 44,469 gallons historic monthly use – 37,500 gallons estimated monthly use = 6,969 gallons under historic monthly use ÷ 30 days = 232 gallons below historical daily use

OASIS ASSOCIATES, INC.

12 July 2013

McDonald's Restaurant MUP, DRC2012-00099 – Response to Information Hold Letter

Page 2 of 4

We have familiarized ourselves with Title 19 §19.07.042, and more specifically §19.07.042(e) with regards to the Los Osos Groundwater Basin, as well as the Resource Management System/2010 – 2012 Resource Summary Report – North Coast Los Osos. Title 19 of the County's Municipal Code provides the regulatory framework for water conservation in the Los Osos Groundwater Basin. The proposed project is not a "new structure" (new development) which would require compliance with the retrofit equivalency table. The project is a "remodel of an existing building" (§19.07.042(4)) which requires replacement fixtures in the building to be efficient and low flow. The proposed project will comply with the ordinance for the proposed remodel via utilization of high efficiency, low water consumptive fixtures and equipment.

Because of the Level of Severity III for water supply, it is understood that County has encouraged additional water conversation wherever possible. To that end, the shopping center is comprehensively retrofitting its water fixtures which are eligible for retrofitting equivalency credit. These credits are patently not required by Title 19 for the proposed project; however the applied retrofit credits meets the spirit of the water conservation policies. The table below provides a breakdown of the fixtures to be retrofitted and the calculated credits.

Shopping Center Retrofit Credits			
Fix. Fixture Type	Number of fixtures	Equivalency Factor (§19.07.042, Appendix A)	Retrofit Credits
Toilet (6 gpf)	17	10.5	178.5
Sink/Aerator (2.0 gpm)	3	4.0	12.0
Urinal	2	6.1	12.2
Shower	1	12.2	12.2
Total	50		190.7

With this multifaceted approach: establishing the delta of water use between past vs. proposed water usage for the subject property and shopping center; meeting the explicit Title 19 requirements for a building remodel; and applying the equivalency credits for the shopping center retrofit, the proposed project meets the regulations and intent of water conservation for the Level of Severity III for the water supply. The proposed restaurant has received a Can and Will Serve Letter from GSW and is included as an attachment to this letter.

2. Provide a Traffic Engineers Report addressing the project's impact on existing parking lot circulation and access into the existing parking lot.

Response: Attached to this response is a traffic and drive-through queuing analysis completed by Trames Solution, Inc. The conclusion of the analysis is as follows:

- **Drive-through queuing** – The site, as designed, can accommodate the drive-through queuing without impeding vehicle flow in adjacent drive aisles.
- **Existing parking lot access** – The driveway intersections at Los Osos Valley Road and 10th Street are currently operating at acceptable levels of service (in this case LOS "C" or better) during peak morning and evening hours.
- **Existing + project parking lot access** – The cumulative impact of the proposed project and existing conditions would not change the LOS of the driveway intersections.

OASIS ASSOCIATES, INC.

12 July 2013

McDonald's Restaurant MUP, DRC2012-00099-- Response to Information Hold Letter

Page 3 of 4

3. It appears there is not sufficient parking to accommodate the new restaurant, provide information regarding the reciprocal parking agreement. How many additional spaces are available for the new restaurant?

Response: The shopping center's parking agreement is fully reciprocal and does contain shared parking restrictions and/or limitations. The center's parking lot is eligible for a shared parking reduction of 20% per the Land Use Ordinance (§22.18.020.D). The shopping center management recently reviewed the parking calculation for the center and proposed addition of the McDonald's restaurant. The center currently has a surplus of parking; with the inclusion of McDonald's a surplus of 79 parking spaces is retained.

4. Parapets and signage should be recessed into the building.

Response: Submitted with this response is a revised building façade design. Rendered south and east façade elevations are also included. Assuming that the root issue for requesting recessed parapets was the columnar effect produced by viewing the parapets in profile, the updated façade treatment provides greater continuity in massing, alleviating the profile view of the parapets in of the original submission. The signage is nearly flush to the façade; a negligible four (4) inch projection, which is common with façade mounted signage.

5. There appears to be excessive signage proposed, consider reducing signage.

Response: The signage has been revisited and reduced to comply with the allowable 100 square feet for total project signage. The wall and monument signs meet the standards for a commercial use in the central business district. The following table provides signage information:

Proposed McDonald's Restaurant Signage			
Exemption	Area (SF)	Quantity	Total Area (SF)
Logo Wall Sign	14	2	28
Monument Sign	30	1	60
Total		3	88

The project will also utilize signage that is exempt from signage calculations including internal and directional signs for the drive-thru; menu boards, drive-thru entrance and clearance, and pay/pick-up placards. These signs will meet the exemption requirements for size and content.

Corrections to the General Application Form (March 15, 2013):

In addition to the response to the County's request for information, the applicant has included an updated site and landscape conceptual plan and a revised building design, as noted in item 4 above. The landscape design now integrates native and drought tolerant plants and includes the design for the outdoor patio at the southern exposure of the existing building.

To ensure that the County is provided with the most current, clear, and concise information for the project, the following provides updated information to correct errors and to provide clarification to the original application package.

OASIS ASSOCIATES, INC.

12 July 2013

McDonald's Restaurant MUP, DRC2012-00099-- Response to Information Hold Letter

Page 4 of 4

Estimated Water Demand (See Environmental Description Form, p. 8 of 12)

Application: 58 gpm

Correction: 1,250 gallons per day. The original application stated a calculation from the California Plumbing Code that is intended to determine the appropriate water pipe size for theoretical maximum instantaneous flow; it does not directly correlate to the estimated daily water use. The corrected estimate is calculated from actual water use records from existing, similarly sized McDonald's restaurants in the region.

Sewage Disposal (Land Use Application Form, p. 6, Environmental Description Form, p. 8 of 12)

Land Use Application: Individual on-site system checked, "septic system" noted in "other"

Environmental Form: Information not provided

Correction: The proposed project would utilize the shopping center's existing community septic system. The estimated amount of proposed flow is an average of 1,250 gallon per day, with a maximum flow of 1,800 gallons per day. The existing septic system has the capacity to accept this proposed flow. The Regional Water Quality Control Board reviewed the waste water disposal calculations and provided a letter of concurrence (Chris Adair for Kenneth A. Harris, Jr. Interim Executive Officer, March 20, 2012).

Number of Employees (Environmental Description Form, p. 9 of 12)

Application: 60 employees; 20 employees per shift

Correction: Approximately 35 employees; at a maximum of 12 employees per shift. This information is more accurate for the size of the proposed restaurant and based upon firsthand knowledge of operations of similarly sized restaurants in the Central Coast region.

Attachments --

- Excerpt from Water Bill, 1076 Los Osos Valley Road, Historical Usage June 2012 -- June 2013, Golden State Water Company
- *Can and Will Serve Letter*, Golden State Water Company, July 1, 2013
- Letter for Septic Tank Capacity Requirements and Existing System Capacity, Ensitu Engineering, Inc., August 22, 2012
- Letter of Concurrence, Central Coast Regional Water Quality Control Board, March 20, 2013
- *Los Osos McDonald's Traffic and Drive-thru Queuing Analysis*, Trames Solutions, Inc., June 25, 2013
- Bay Osos Village Center Parking Calculations, Bay Osos Properties, LLC, July 5, 2013
- Rendered Building Elevations (11" x 17")
- Building Elevations (11" x 17" reduced), Chipman Design Architecture, Inc., June 3, 2013
- Conceptual Landscape Plan (11" x 17" reduced), Oasis Associates, Inc., June 26, 2013

c: M. Cruz & R. King / McDonald's USA, LLC
13-0038

John N. Yaroslaski
Ensitu Engineering Inc.
685 Main Street, Suite A
Morro Bay, CA 93442

August 22, 2012

Mel Cruz, Area Construction Manager
McDonald's USA, LLC
3800 Kilroy Airport Way, Ste 200
Long Beach, CA 90806

Subject: 499-04 - Los Osos Valley Road, Los Osos, CA -- McDonald's -- Proposed Design Flow,
Grease Interceptor and Septic Tank Capacity Requirements, and Existing System
Capacity

Dear Mel Cruz:

INTRODUCTION

This report provides engineering design for the proposed onsite wastewater treatment/disposal system (OWTS) to serve the above noted site. Specifically it provides an estimate of waste/sewage flow rates, calculations supporting design of the grease interceptor and septic tanks, and a statement of existing system capacity. The following work is to be performed on the subject site:

- A proposed fast food style restaurant ("McDonald's") with fifty (50) seats and twelve (12) employees is to be constructed.

ESTIMATED WASTE/SEWAGE FLOW RATE

The estimated waste/sewage flow rate for the proposed 50 seat McDonald's restaurant in Los Osos is calculated by examination of actual water consumption records for the existing 56 seat McDonald's restaurant located on Quintana Road in Morro Bay, California, compiled by the City of Morro Bay for Account No 15001590-003 for the period of July 2011 through July 2012, attached as Appendix A. It was determined that the average daily water consumption over the entire period was 1,347 gallons per day (gpd). The minimum daily average consumption over any month was 1,013 gpd. The maximum daily average consumption over any month was 1,882 gpd.

An average daily consumption of 1,347 gpd for a 56 seat restaurant is 25 gpd/seat. Therefore the average daily consumption for a 50 seat restaurant following the same business model is estimated at 1,250 gpd. The peak daily consumption is estimated at 3/2 of the average daily consumption or 1,875 gpd.

Therefore the estimated waste/sewage flow for the proposed restaurant is 1,875 gpd.



Engineering Inc.
685 Main St.
Suite A
Morro Bay, CA
93442

Tel: 805.772.0150
Fax: 805.772.0813

ensitu@ensitu.com

Page 1 of 4



Engineering Inc
685 Main St.
Suite A
Morro Bay, CA
93442

Tel: 805.772.0150
Fax: 805.772.0813

ensitu@ensitu.com

Page 2 of 4

GREASE INTERCEPTOR SIZING

According to California Plumbing Code Section K9, Commercial or Industrial Special Liquid Waste Disposal, Subsection K9(g), grease interceptor sizing is based on the following formula:

Number of meals per peak hour x Waste flow rate x Retention time x Storage factor =
Interceptor size (liquid capacity)

Because the waste flow is not calculated by number of meals and flow per meal but rather by gpd per seat the formula is modified to account for flow per hour assuming a restaurant open for 16 hours per day. The storage factor for a fully equipped commercial kitchen with 16 hour operation is 2. The retention time for commercial kitchen waste with dishwasher and/or disposal is 2.5 hours.

1,875 gpd / 16 hour operation = 118 gph waste flow rate

Therefore the required grease interceptor capacity is:

118 gph waste flow rate x 2.5 hour retention time x 2 (storage factor for 16 hour operation)
= 590 gallons

For optimum treatment the proposed grease interceptor shall have a capacity of 2,000 gallons to accommodate a full day's wastewater/sewage flow.

SEPTIC TANK SIZING

The minimum septic tank capacity (in gallons) required by code is calculated through reference to Table K-3 of the California Plumbing Code. According to Table K-3 the minimum septic tank capacity for waste/sewage flow over 1,500 gpd is based on the following formula:

Flow X 0.75 + 1125

Therefore the minimum septic tank capacity required for the estimated waste/sewage flow of 1,875 gpd is 2,532 gallons. The proposed septic tank shall have a capacity of 3,000 gallons.

EXISTING SYSTEM CAPACITY

The proposed McDonald's restaurant shall be constructed at an existing commercial development located on Los Osos Valley Road in Los Osos, California. Three (3) parcels at the existing commercial development share one (1) septic system. According to the calculations for the OWTS design from 1989, which was previously accepted as a valid number for determining the historic discharge, the design flow for the entire development is 9,362 gpd based on the weighted average of the water use history. The existing OWTS was then designed to accommodate this design flow. These calculations are attached as Appendix B.

"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

499-04_LOVR_McDonalds_FlowCalcs-04.doc

Subsequently design flow calculations for the existing businesses within the commercial development were made on July 17, 2010 by Hodge Company. The estimated waste/sewage flow rate for the existing businesses was calculated at 5,033 gpd. These calculations are attached as Appendix B.

The design flow for the existing businesses and the proposed restaurant is 5,033 gpd + 1,875 gpd or 6,908 gpd. Therefore the existing OWTS capacity of 9,362 gpd is sufficient to accommodate flow from the proposed restaurant.

CONCLUSION

- The design flow for the existing businesses and the proposed restaurant is 5,033 gpd + 1,875 gpd or 6,908 gpd. Therefore the existing OWTS capacity of 9,362 gpd is sufficient to accommodate flow from the proposed restaurant.
- A 2,000 gallon grease interceptor will need to be added for pretreatment of kitchen waste
- A 3,000 gallon septic tank with effluent filter will need to be added for pretreatment of wastewater
- A pumping system may be required if gravity flow cannot be established between pretreatment tanks and existing onsite wastewater system

Any persons concerned with this project who observe conditions or features of the site or its surroundings that are different from those described in this report should notify EEI immediately for evaluation.

Thank you for the opportunity to have been of service. If you have any questions, or require additional assistance please feel free to contact Ensitu Engineering at (805) 772-0150.

Sincerely,

John N. Yaroslaski PE 60149
Ensitu Engineering Inc.
Project Engineer



Engineering Inc
685 Main St.
Suite A
Morro Bay, CA
93442

Tel: 805.772.0150
Fax: 805.772.0813

ensitu@ensitu.com

Page 3 of 4



Engineering Inc
685 Main St.
Suite A
Morro Bay, CA
93442

Tel: 805.772.0150
Fax: 805.772.0813

ensitu@ensitu.com

Page 4 of 4

This page is left blank intentionally.

"Dedicated to achieving higher standards in onsite and decentralized wastewater systems."

499-04_LOVR_McDonalds_FlowCalc-04.doc

Attachment A
Water Usage Records, Existing McDonald's Restaurant
On Quintana Road in Morro Bay, California

Ensitu Engineering Inc Confidential

8/22/2012

Page 1

780 Quintana Road, McDonald's Restaurant Water Usage Summary: July 2011 - July 2012 Account No. 15001590-003					
Bill Date	Days	Billed Usage (HCF)	Gallons	Flow (gpd)	
7/31/2012	31	78	58,348	1,882	
6/30/2012	30	62	46,379	1,546	
5/31/2012	31	47	35,158	1,134	
4/30/2012	30	48	35,906	1,197	
3/31/2012	31	44	32,914	1,062	
2/29/2012	29	44	32,914	1,135	
1/31/2012	31	42	31,418	1,013	
12/31/2011	31	47	35,158	1,134	
11/30/2011	30	43	32,166	1,072	
10/31/2011	31	60	44,883	1,448	
9/30/2011	30	73	54,608	1,820	
8/31/2011	31	63	47,127	1,520	
7/31/2011	31	64	47,875	1,544	
Total	397	715	534,857		
Average Daily Consumption: 1,347 gpd					
Minimum Daily Average Consumption: 1,013 gpd					
Maximum Daily Average Consumption: 1,882 gpd					

499-04_LOVR_McDonalds_WaterConsumption-00.xlsx

AUG-15-2012 12:24 From: McDonalds-Handleu

8054733424

To: 15626850576

Page: 1/1

Aug. 15, 2012 12:39PM
City of Morro Bay
 595 Harbor Street
 Morro Bay, CA 93442-1900
 (805) 772-8222



No. 0535 P. 1
Water and Sewer Bill

Mailing Address:

SLO ARCHES INC
 Po Box 308
 Dba McDonalds #15090
 Arroyo Grande, CA 93421-0306

Service Address: 780 QUINTANA RD
Account No: 16001590-003
Due Date: 8/31/2012
Amount Due: \$1,404.59



Account No.
 15001590-003

Service Address
 780 QUINTANA RD

Billing Date
 7/31/2012

BILLING AND PAYMENT HISTORY	
Previous Balance	1,095.66
Penalties	0.00
Adjustments	0.00
Payments Received	-(1,095.66)
Past Due Amount	0.00
Current Billing	
Charge Code	Amount
Water Charge	559.07
Sewer Charges	845.52
Total	1,404.59
Total Amount Due: 1,404.59	
Past due amounts are subject to penalties and shut off	

METER READINGS					
Meter No.	Read Dates	Days	Previous	Current	Usage
83576775	8/8/2012 - 7/31/2012	30	8,450	8,528	78

PRIOR USAGE ANALYSIS				
Meter No.	Read Dates	Avg/Day	Last Year	% Change

Aug. 17, 2012-12:37PM

No. 0547-P. 1/1

Service Address: 789 CANTARA RD
Morro Bay CA 93442-1940

Billing Period: 08/01/2012 - 08/31/2012

Account Type: Restaurants

Name: SLO ARCHES INC

Class:

Phone: (805) 481-3388

Date Moved In: 08/30/2002

Number of Units: 1

Date	Type	Amount	Unit Consumption	Period Date	Status	Running Balance
07/23/2012	Bank Draft	(\$1,085.88)				\$0.00
08/30/2012	Bill	\$1,085.88	62	08/01/2012		\$1,085.88
08/21/2012	Bank Draft	(\$813.48)				\$0.00
09/01/2012	Bill	\$813.48	47	07/03/2012		\$813.48
08/21/2012	Bank Draft	(\$794.98)				\$0.00
08/30/2012	Bill	\$794.98	46	08/04/2012		\$794.98
08/23/2012	Bank Draft	(\$758.07)				\$0.00
09/01/2012	Bill	\$758.07	44	08/01/2012		\$758.07
09/21/2012	Bank Draft	(\$758.07)				\$0.00
09/29/2012	Bill	\$758.07	44	08/03/2012		\$758.07
09/21/2012	Bank Draft	(\$721.34)				\$0.00
09/21/2012	Bill	\$721.34	42	09/01/2012		\$721.34
09/23/2012	Bank Draft	(\$813.48)				\$0.00
10/01/2011	Bill	\$813.48	47	09/01/2012		\$813.48
10/21/2011	Bank Draft	(\$739.69)				\$0.00
11/30/2011	Bill	\$739.69	43	01/01/2012		\$739.69
11/21/2011	Bank Draft	(\$1,057.81)				\$0.00
12/31/2011	Bill	\$1,057.81	60	12/01/2011		\$1,057.81
10/21/2011	Bank Draft	(\$1,307.27)				\$0.00
08/30/2011	Bill	\$1,307.27	73	11/01/2011		\$1,307.27
08/21/2011	Bank Draft	(\$1,114.73)				\$0.00
08/31/2011	Bill	\$1,114.73	63	10/03/2011		\$1,114.73
08/22/2011	Bank Draft	(\$1,087.15)				\$0.00
07/31/2011	Bill	\$1,087.15	64	09/01/2011		\$1,087.15

Let me know if this is not
ok I can just print off
each bill if this is not good
enough... thanks!!

Amy

Friday, Aug 17, 2012 12:30 PM

Attachment B
Existing OWTS Calculations

lines and components shall be watertight except for the perforated leach line.

Builder shall submit, to the engineer, copies of all weigh tickets for gravel placed during construction of this system.

Inspections are not included with the design fees and will be invoiced to the party requesting inspection. Fees for inspection will be charged at the hourly rates in effect at the time that the service is requested.

DESIGN CRITERIA

DESIGN FLOW: 9362 gpd (Weighted average of the Water Use History of Los Osos Shopping Center Tenants provided by California Cities Water)

DESIGN PERCOLATION RATE: 5 minute/inch

REQUIRED LEACHING AREA: $5/(t)^{1/3} = 5/(5 \text{ min/in})^{1/3} = 2.24 \text{ gal/sq ft/day}$ as per Manual of Septic Tank Practice

MINIMUM SEPTIC TANK CAPACITY: 9000 gallons

LEACH TRENCH WIDTH: 3 feet

DEPTH OF GRAVEL BELOW THE PIPE: 36 inches

CALCULATIONS

$9362 \text{ gpd} / 2.24 \text{ gpd/sq ft} = 4187 \text{ sq ft}$

$4187 \text{ sq ft} / 7 \text{ sq ft/linear ft} = 598 \text{ linear ft.}$

FLUID
DOSE
OR A

MINIMUM HORIZONTAL SETBACK

	<u>Septic Tank</u>	<u>Leachfield</u>
Buildings or structures	5'	8'

HODGE COMPANY
Land Planning + Civil Engineering

July 17, 2010

Project: Bay Osos and Los Osos Shopping Center

Client: Marshall Ochylski and TriW Enterprises

Scope of Work: Determine the existing flow sewage rate for existing businesses and add a proposed business (McDonalds) sewage flow rate and calculate the required leach field length and compare to the existing leach field trench length.

Given data for existing shopping centers from Marshall Ochylski:

- Leach field calculations, trench shape and "as-built" leach field layout (600 l.f.)
- existing businesses, type, floor area/business, employee count/business
- eating and kitchen floor areas for food establishments, and
- proposed sewage flow rate for future McDonalds (1,250 gal/day)

Existing Stores	Employees
Aqua Massage	1
Coast Electronics	1
Volumes of Pleasure	1
Carlock's Bakery	4
Squeaks, Chirps, and Bubbles	1
Hightower/Alta	1
Real World Onsite Computers	1
Light Photographic Workshops	1
Hair Lines Salon	4
H & R Block	2
Miner's Hardware	9
Rite Aid	10
Vons	10
Total	47

47 x 20 gal/day/employee (UPC, Table K-3) = 940 gal/day

Los Osos Fitness 10
 + 250 customers/day (use 5 gal/day/customer)

10 x 20 + 250 x 5 = 1,450 gal/day

Existing Restaurants	Employees
Round Table (lunch and dinner)	6
Eating floor area = 500 s.f.	
Occupancy Load (UBC, Table 10-A) 1 person/15 s.f. = 33 people	
# of meals: Lunch (2 turnovers) 66 + Dinner (3 turnovers) 99 = 165 meals and people	

6 x 20 + 165 x 7 (kitchen waste) + 165 x 6 (customer) = 2,265 gal/day

Cad's Coffee House (breakfast only) 2
 Eating floor area = 200 s.f.
 Floor area/occupancy load 200/15 = 13
 # of meals: (2 turnovers) 13 = 26 meals and people
 2 x 20 + 26 x 7 (kitchen waste) + 26 x 6 (customer) = 378 gal/day

Total Existing + Proposed Flow/day = (E) 940 + 1,450 + 2,265 + 378 + (P) 1,250 = 6,283 gal/day



Central Coast Regional Water Quality Control Board

March 20, 2013

Mr. Mel Cruz
McDonald's USA, LLC
mel.cruz@us.mcd.com

Dear Mr. Cruz:

LETTER OF CONCURRENCE FOR CONVERSION OF AN EXISTING COMMERCIAL BUILDING TO A PROPOSED MCDONALDS FAST FOOD RESTAURANT AT 1110 LOS OSOS VALLEY ROAD, LOS OSOS, SAN LUIS OBISPO COUNTY

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff has reviewed your August 22, 2012 request to redevelop an existing commercial building located at 1110 Los Osos Valley Road in Los Osos to a McDonald's fast food style restaurant. McDonald's proposes to construct a 50-seat restaurant and will maintain 12 employees during operation hours. The restaurant will operate from 5 A.M. to 1 A.M. with a 24-hour drive-thru, seven days per week. The restaurant will have two restrooms available for employees and customers.

McDonald's proposes to construct a 5,000 gallon grease interceptor which will discharge to a newly constructed 5,000 septic tank (primary settling tank). The primary settling tank will connect to the existing Von's Shopping Center septic system.

According to the 1989 Earth Systems design (baseline) criteria, the existing septic system has a design flow of 9,362 gallons per day (gpd), based on estimated sewage flows at the time of construction and estimated percolation rates. More recently, the July 17, 2010 Hodge Company Sewage Flow Calculation Study calculated existing wastewater flow rates of 5,033 gpd. Based on the baseline design flow rate of 9,362, nitrogen loading is estimated at 1,949 grams of nitrogen per day. Nitrogen loading calculated for the existing flow rate of 5,033 is estimated at 1062 grams of nitrogen per day per (refer to Attachment 1). McDonald's calculates an estimated nitrogen loading of 477 grams per day from the proposed restaurant.

Water Board staff understands that the proposed restaurant is anticipated to generate an average daily flow of 1,250 gpd with a maximum design flow of approximately 1,800 gpd. The design flow combined with the existing flow rate of 5033 gpd totals a combined flow of 6,833 gpd. Total nitrogen loading for the combined flows (1,062 grams of nitrogen per day [existing] and 477 grams of nitrogen per day from the proposed restaurant) will yield approximately 1,539 grams of nitrogen per day. Water Board staff calculated the proposed daily flows and nitrogen loading based on your August 22, 2012 letter.

JEFFREY S. YOUNG, CHAIR / MARTIN A. HANCOCK JR., INTERIM EXECUTIVE OFFICER

855 Aero Vista Place Suite 101, San Luis Obispo, CA 93401 | www.waterboards.ca.gov/centralcoast

RECEIVED

Mr. Cruz

- 2 -

March 18, 2013

Based on Water Board staff calculations and your projected wastewater flows, the existing Von's Shopping Center septic system can accommodate the added wastewater flows and nitrogen loading rates generated by the proposed McDonald's restaurant. The Central Coast Water Board does not object to your proposed project, provided that the following conditions are satisfied.

1. You are required to pump your septic tank if: 1) the combined thickness of sludge and scum exceed one-third of the tank depth of the first compartment; or 2) the scum layer is within three inches of the outlet device; or 3) the sludge layer is within eight inches of the outlet device.
2. You are required to connect to the community sewer system when it becomes available.

Wastewater discharges to the existing Von's Shopping Center septic system, present and future, are not consistent with the discharge prohibition in the Central Coast Water Board Basin Plan (Resolution No. 83-13). This authorization allows you to continue existing wastewater discharges to the existing septic system, but does not grant or confer to you any other rights specific to Central Coast Water Board authority.

If you have further questions please call David LaCaro at (805) 549-3892 or email at dlacaro@waterboards.ca.gov.

Sincerely,



Digitally signed by Chris Adair
DN: cn=Chris Adair, o=Central
Coast Water Board, ou,
email=cadair@waterboards.ca.
gov, c=US
Date: 2013.03.19 15:55:34
-07'00'

for
Kenneth A. Harris, Jr.
Interim Executive Officer

Attachment: Attachment 1 - Water Board Staff Calculations, March 18, 2013

cc:

Judy Reyes
McDonald's USA Real Estate Manager
Judy.I.Reyes@us.mcd.com

John Yaroslaski
Ensitu Engineers
JYaroslaski@ensitu.com

s:\sds\san luis obispo co\mcdonalds - los osos ltr.docx

JEFFREY S. YOUNG, CHAIR | KENNETH A. HARRIS, JR., INTERIM EXECUTIVE OFFICER
895 Aromonta Place, Suite 101, San Luis Obispo, CA 93401 | www.waterboards.ca.gov/centralcoast

RECYCLED PAPER

Attachment 1

**WATER BOARD STAFF CALCULATIONS
FOR THE
1011 LOS OSOS VALLEY ROAD MCDONALD'S FAST FOOD RESTAURANT
PROJECT**

1. Existing flows:

According to the 1989 Earth Systems design (baseline) criteria; the existing septic system identifies a design flow of 9,362 gallons per day (gpd)¹. More recently, the July 17, 2010 Hodge Company Sewage Flow Calculation Study calculated existing wastewater flow rates of 5,033 gpd².

2. Calculated Existing Nitrogen Loading:

According to Table 3-15 of the *Wastewater Engineering Treatment, Disposal, and Reuse*, Metcalf and Eddy, 4th Edition, typical total nitrogen for untreated domestic wastewater at medium strength is 40 milligrams per liter (mg/L) and 70 mg/L for high strength.

- a. **Baseline Nitrogen Loading (9,362 gpd)** – Records for the original tenants of the Von's Shopping Center were not available as San Luis Obispo County was unable to provide such information. That being the case, staff used 55 mg/L of nitrogen per day by average of the medium strength (40 mg/L) and high strength (70 mg/L).

$$= 1,948.9 (1,949) \text{ grams of nitrogen per day}^3$$

- b. **Existing Nitrogen Loading (5,033 gpd)** – According to the July 17, 2010 Sewage Flow Calculation Study there were 16 tenants, which included stores, a gym, and two restaurants.

Tenant	Calculated Flow Rate (gpd)	Wastewater Strength (mg/L of Nitrogen)	Nitrogen Loading (g/day of Nitrogen)
Stores and Gym	2,390	40	361.8
Restaurant 1	2,265	70	600.1
Restaurant 2	378	70	100.1
Total			1,061.9 (1,062)³

¹ The Design flow rate was based on a weighted average of the water use history for Los Osos Shopping Center tenants provided by Cal Cities Water [Golden State Water Company] and a design percolation rate of 5 minutes per inch.

² The estimated flow rate in July 2010 was based on 16 businesses their specific number of employees and customers per store or restaurant, daily flow per employee and customer ranging from 5 to 20 gallons per day per person.

³ (Gpd x 3.785 liters per gallon x [wastewater strength] x 1 gram)/1,000 milligrams

Attachment 1

- 2 -

March 20, 2013

1. Proposed Flows (based on applicant's August 22, 2012 letter):

Proposed flows were calculated based on the conversion of an existing commercial building to a McDonald's fast food restaurant. According to the applicants August 22, 2012 letter, estimated wastewater flow rates for the proposed 50-seat restaurant was calculated by examining actual water consumption records for an existing 56-seat McDonald's restaurant located in Morro Bay, California. Water consumption records for the Morro Bay McDonald's restaurant resulted in 1,347 gpd (average daily water consumption), 1,013 gpd (minimum daily consumption), and 1,882 gpd (maximum daily water consumption). Based on these real-time values, the average daily consumption of 1,347 gpd for a 56-seat restaurant will generate approximately 24 gpd per seat (daily customers and employees).

Using the same logic/business model we can assume that the 50-seat restaurant will generate an average daily flow of approximately 1,200 gpd (daily customers and employees). As indicated in the August 22, 2012 letter, you included a 50% peaking factor to the average daily flow, which would increase the design flows to 1,800 gpd. In addition, the conversion will also include water conservation devices pursuant to the San Luis Obispo County Retrofit Ordinance, which may reduce daily water consumption (and wastewater flows) by an additional 30 percent.

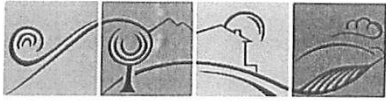
Water Board Staff totaled the existing flow rates from the current tenants (5,033 gpd), and adding the proposed flow rates from the McDonald's restaurant (1,800 gpd) totals a flow rate of 6,833 gpd.

2. Calculated Proposed Nitrogen Loading (l):

According to Table 3-15 of the *Wastewater Engineering Treatment, Disposal, and Reuse*, Metcalf and Eddy, 4th Edition, typical total nitrogen for untreated domestic wastewater at medium strength is 40 milligrams per liter (mg/L) and 70 mg/L for high strength. Staff calculated the proposed nitrogen loading rates using the high strength concentration of 70 mg/L.

Tenant	Calculated Flow Rate (gpd)	Wastewater Strength (mg/L of Nitrogen)	Nitrogen Loading (g/day of Nitrogen)
Stores and Gym	2,390	40	361.8
Restaurant 1	2,265	70	600.1
Restaurant 2	378	70	100.1
McDonalds	1800	70	476.9
Total			1,538.9 (1,539)^s

s:\sds\san luis obispo colwater board staff calculations - mcdonalds.doc



Negative Declaration & Notice Of Determination

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

ENVIRONMENTAL DETERMINATION NO. ED13-075

DATE: 12/26/2013

PROJECT/ENTITLEMENT: MWF Properties, LLC. Minor Use Permit; DRC2012-00099

APPLICANT NAME: McDonald's USA, LLC

ADDRESS: 3800 Kilroy Airport Way #200 Long Beach, CA 90806

CONTACT PERSON: Mel Cruz
9302

Telephone: 562-508-

PROPOSED USES/INTENT: Request by MWF Properties LLC / McDonalds for a Minor Use Permit to allow a change of use from an office (former Bank of America) to a restaurant; in an existing building of 3,978 square feet (3,078 square foot to restaurant and 900 square foot remaining office space). The proposed restaurant will utilize the existing drive-thru. The project will result in a disturbance of 500 square feet (for modifications to the drive thru) of the 21,408 square foot parcel (to make minor modifications to the drive thru configuration).

LOCATION: The project is located on the north side of Los Osos Valley Road, approximately 280 feet (east) of 10th Street at 1076 Los Osos Valley Road, in the community of Los Osos, in the Estero planning area

LEAD AGENCY: County of San Luis Obispo
Dept of Planning & Building
976 Osos Street, Rm. 200
San Luis Obispo, CA 93408-2040
Website: <http://www.sloplanning.org>

STATE CLEARINGHOUSE REVIEW: YES ☒ NO ☐

OTHER POTENTIAL PERMITTING AGENCIES:

ADDITIONAL INFORMATION: Additional information pertaining to this Environmental Determination may be obtained by contacting the above Lead Agency address or (805)781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 4:30 p.m. (2 wks from above DATE)

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

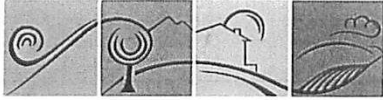
State Clearinghouse No. _____

This is to advise that the San Luis Obispo County _____ as ☐ Lead Agency
☐ Responsible Agency approved/denied the above described project on _____, and
has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures and monitoring were made a condition of approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at the 'Lead Agency' address above.

Signature	Kerry Brown	Date	County of San Luis Obispo
	Project Manager Name		Public Agency



Initial Study Summary – Environmental Checklist

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

(ver 5.1) Using Form

Project Title & No. MWF Properties, LLC. Minor Use Permit **DRC2012-00099 ED13-075**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water /Hydrology
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kerry Brown
Prepared by (Print)

Kerry Brown
Signature

12/19/13
Date

Steven McMaster
Reviewed by (Print)

Ellen Carroll
Signature

Ellen Carroll,
Environmental Coordinator
(for)

12/19/13
Date



Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The County Planning Department uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Current Planning Division, 976 Osos Street, Rm. 200, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by MWF Properties LLC / McDonalds for a Minor Use Permit to allow a change of use from an office (former Bank of America) to a restaurant; in an existing building of 3,978 square feet (3,078 square foot to restaurant and 900 square foot remaining office space). The proposed restaurant will utilize the existing drive-thru. The project will result in a disturbance of 500 square feet (for modifications to the drive thru) of the 21,408 square foot parcel (to make minor modifications to the drive thru configuration). The project is located on the north side of Los Osos Valley Road, approximately 280 feet (east) of 10th Street at 1076 Los Osos Valley Road, in the community of Los Osos, in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-301-018

Latitude: 35 degrees 18' 41 " N Longitude: -120 degrees 49' 52 " W

SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Los Osos

TOPOGRAPHY: Nearly level

LAND USE CATEGORY: Commercial Retail

VEGETATION: Ornamental landscaping

COMBINING DESIGNATION(S):

PARCEL SIZE: 21408 square feet

Archaeologically Sensitive

EXISTING USES: Retail commercial

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Commercial Retail; retail commercial	<i>East:</i> Commercial Retail; retail commercial
<i>South:</i> Commercial Retail; retail commercial	<i>West:</i> Commercial Retail; retail commercial

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with



the proposed uses can be minimized to less than significant levels.



COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located within an existing office building in an existing shopping center, in the central business district of Los Osos. The proposed project is to allow a restaurant in an existing office building (previous use was a bank with a drive thru). The project will be visible from Los Osos Valley Road, a major public roadway. The project will not silhouette against any ridgelines as viewed from public roadways. The project will include architectural changes to the façade of the building and new signage for the restaurant, these changes will be compatible with the surrounding uses.

The project is considered compatible with the surrounding uses.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land, per NRCS soil classification, to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Conflict with existing zoning for agricultural use, or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



2. AGRICULTURAL RESOURCES*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Project Elements. The following area-specific elements relate to the property's importance for agricultural production:

Land Use Category: Commercial Retail

Historic/Existing Commercial Crops: None

State Classification: Not prime farmland

In Agricultural Preserve? No

Under Williamson Act contract? No

The soil type(s) and characteristics on the subject property include:

Baywood fine sand (2 – 9% slope). This gently rolling sandy soil is considered well drained. The soil has low erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: poor filtering. The soil is considered Class VII (non-irrigated) and Class is not rated (irrigated).

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No significant impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in a cumulatively considerable net increase of any criteria pollutant either considered in non-attainment under applicable state or federal ambient air quality standards that are due to increased energy use or traffic generation, or intensified land use change?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
GREENHOUSE GASES				
f) <i>Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District (APCD) has developed and updated their CEQA Air Quality Handbook (2012) to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

The project proposes to disturb soils that have been given a wind erodibility rating of 1, which is considered low.

Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface temperature. This is commonly referred to as global warming. The rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system. This is also known as climate change. These changes are now thought to be broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

The passage of AB32, the California Global Warming Solutions Act (2006), recognized the need to reduce GHG emissions and set the greenhouse gas emissions reduction goal for the State of California into law. The law required that by 2020, State emissions must be reduced to 1990 levels. This is to be accomplished by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions. Subsequent legislation (e.g., SB97-Greenhouse Gas Emissions bill) directed the California Air Resources Board (CARB) to develop statewide thresholds.

In March 2012, the San Luis Obispo County Air Pollution Control District (APCD) approved thresholds for GHG emission impacts, and these thresholds have been incorporated the APCD's CEQA Air Quality Handbook. APCD determined that a tiered process for residential / commercial land use projects was the most appropriate and effective approach for assessing the GHG emission impacts. The tiered approach includes three methods, any of which can be used for any given project:

1. Qualitative GHG Reduction Strategies (e.g. Climate Action Plans): A qualitative threshold that is consistent with AB 32 Scoping Plan measures and goals; or,
2. Bright-Line Threshold: Numerical value to determine the significance of a project's annual GHG emissions; or,
3. Efficiency-Based Threshold: Assesses the GHG impacts of a project on an emissions per capita basis.

For most projects the Bright-Line Threshold of 1,150 Metric Tons CO₂/year (MT CO₂e/yr) will be the most applicable threshold. In addition to the residential/commercial threshold options proposed above, a bright-line numerical value threshold of 10,000 MT CO₂e/yr was adopted for stationary source (industrial) projects.

It should be noted that projects that generate less than the above mentioned thresholds will also participate in emission reductions because air emissions, including GHGs, are under the purview of the California Air Resources Board (or other regulatory agencies) and will be “regulated” either by CARB, the Federal Government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions, large and small appliances will be subject to more strict emissions standards, and energy delivered to consumers will increasingly come from renewable sources. Other programs that are intended to reduce the overall GHG emissions include Low Carbon Fuel Standards, Renewable Portfolio standards and the Clean Car standards. As a result, even the emissions that result from projects that produce fewer emissions than the threshold will be subject to emission reductions.

Under CEQA, an individual project's GHG emissions will generally not result in direct significant impacts. This is because the climate change issue is global in nature. However, an individual project could be found to contribute to a potentially significant cumulative impact. Projects that have GHG emissions above the noted thresholds may be considered cumulatively considerable and require mitigation.

The proposed project was referred to the County of San Luis Obispo Air Pollution Control District (APCD) for review and determination of any air quality impacts potentially resulting during both the construction and operational phases of the proposed project. The project falls below the APCD's emissions significance thresholds and is unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, the APCD is concerned with the cumulative effects resulting from the development of businesses that promote and encourage a dependency on private vehicle use as the only viable means of access to essential services and other destinations. The APCD recommended mitigation measures for demolition, dust control, and idling, these measures were not included in the Initial Study due to the limited scope of the construction activities occurring as a result of the change of use and existing ordinance requirements that adequately address these issues.

Impact. As proposed, the project will result in the disturbance of approximately 500 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. The project will be moving less than 1,200 cubic yards/day of material and will disturb less than four acres of area, and therefore will be below the general thresholds triggering construction-related mitigation. The project is also not in close proximity to sensitive receptors that might otherwise result in nuisance complaints and be subject to limited dust and/or emission control measures during construction.

From an operational standpoint, based on Table 1-1 of the CEQA Air Quality Handbook (2012), the project will not exceed operational thresholds triggering mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

This project is a change of use (office use to restaurant use). Using the GHG threshold information described in the Setting section, the project is expected to generate less than the Bright-Line Threshold of 1,150 metric tons of GHG emissions. Therefore, the project's potential direct and cumulative GHG emissions are found to be less significant and less than a cumulatively considerable contribution to GHG emissions. Section 15064(h)(2) of the CEQA Guidelines provide guidance on how to evaluate cumulative impacts. If it is shown that an incremental contribution to a cumulative impact, such as global climate change, is not ‘cumulatively considerable’, no mitigation is required. Because this project's emissions fall under the threshold, no mitigation is required.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species* or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Interfere with the movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with any regional plans or policies to protect sensitive species, or regulations of the California Department of Fish & Wildlife or U.S. Fish & Wildlife Service?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Species – as defined in Section 15380 of the CEQA Guidelines, which includes all plant and wildlife species that fall under the category of rare, threatened or endangered, as described in this section.

Setting. The following are existing elements on or near the proposed project relating to potential biological concerns:

On-site Vegetation: Urban Built Up

Name and distance from blue line creek(s): 1.07 miles to Los Osos Creek.

Habitat(s): Ornamental landscaping

Site's tree canopy coverage: Approximately <10%.

The Natural Diversity Database (or other biological references) identified the following species potentially existing within approximately one mile of the proposed project:

Vegetation

Arroyo de la Cruz manzanita (*Arctostaphylos cruzensis*) List 1B

California seablite (*Suaeda californica*) FE, List 1B

Coastal Goosefoot (*Chemopodium littoreum*) List 1B.2

Indian Knob mountainbalm (*Eriodictyon altissimum*) FE, SE, List 1B

Jones's layia (*Layia jonesii*) FSC, List 1B

Marsh (swamp) sandwort (*Arenaria paludicola*) FE, SE, List 1B

Morro manzanita (*Arctostaphylos morroensis*) FT, List 1B

Salt marsh bird's-beak (*Cordylanthus maritimus* ssp. *maritimus*) FE, SE, List 1B

Wildlife

California black rail (*Laterallus jamaicensis coturniculus*) ST

California black rail (*Laterallus jamaicensis coturniculus*)

Coast horned lizard (*Phrynosoma coronatum* {frontale population})

Coast horned lizard 0.57 miles to the Southeast.

Cooper's Hawk

Monarch butterfly (*Danaus plexippus*)

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*) FE, SE

Morro Bay kangaroo rat (*Dipodomys heermanni morroensis*)

Morro shoulderband snail (*Helminthoglypta walkeriana*) FE

Silvery legless lizard (*Anniella pulchra pulchra*) CSC, FSC

Tidewater goby (*Eucyclogobius newberryi*) FE, CSC

The subject site is in the range of the Morro shoulderband snail, a federally listed species. The site of the proposed project is within a fully developed shopping center (with shops and pavement covering the site, except for small areas of landscaping). The proposed project is to convert most of an existing bank office building and drive thru into a restaurant with drive thru. Due to the disturbed nature of the site, no Morro shoulderband snail surveys or biological surveys were required.

Impact. Due to the disturbed nature of the site, in an existing shopping center in the central business district of Los Osos; no impacts to biological resources are anticipated.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb archaeological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historical resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No

historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an existing shopping center, on a disturbed site. Minimal ground disturbance is expected with this project. An archaeological survey was not required, due to the developed nature of the site and minimal surface disturbance. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo" Earthquake Fault Zone", or other known fault zones*?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* Per Division of Mines and Geology Special Publication #42

Setting. The following relates to the project's geologic aspects or conditions:

Topography: Nearly level

Within County's Geologic Study Area?: No

Landslide Risk Potential: Low

Liquefaction Potential: Moderate

Nearby potentially active faults?: Yes Distance? 0.10 miles away to the SouthEast

Area known to contain serpentine or ultramafic rock or soils?: No



Shrink/Swell potential of soil: Low

Other notable geologic features? None

The project is not within the Geologic Study area designation or within a high liquefaction area.

Impact. The project involves the conversion of use of an exiting developed site and building. As proposed, the project will result in the disturbance of approximately 500 square feet. No impact related to geology or soils has been identified.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create a hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼-mile of an existing or proposed school?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be located on, or adjacent to, a site which is included on a list of hazardous material/waste sites compiled pursuant to Gov't Code 65962.5 ("Cortese List"), and result in an adverse public health condition?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impair implementation or physically interfere with an adopted emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>If within the Airport Review designation, or near a private airstrip, result in a safety hazard for people residing or working in the project area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Increase fire hazard risk or expose people or structures to high wildland fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be within a 'very high' fire hazard severity zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
i) <i>Be within an area classified as a 'state responsibility' area as defined by CalFire?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Due to local jurisdiction, fire hazard severity zone data not available, however the project site is within an existing developed shopping center in the business core of the community.. Based on the County's fire response time map, it will take approximately 0-5 minutes to respond to a call regarding fire or life safety. Refer to the Public Services section for further discussion on Fire Safety impacts.

The project is not located in an area of known hazardous material contamination. The project is not within a 'high' or 'very high' severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials, nor the generation of hazardous wastes. The project site is within 100 feet to two closed underground tank storage clean-up sites. These sites are now clean and closed. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional emergency response or evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Generate permanent increases in the ambient noise levels in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Cause a temporary or periodic increase in ambient noise in the project vicinity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>If located within the Airport Review designation or adjacent to a private airstrip, expose people residing or working in the project area to severe noise levels?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting.

The project is within close proximity to a transportation noise source Los Osos Valley Road and development within the following distances from the noise source will exceed the County's acceptable exterior noise threshold of 60 dBs for sensitive uses as follows:

- ✓ areas within the 60 dB to 65 dB range - 231 feet from road centerline, and closer;
- ✓ areas within the 65 dB to 70 dB range - 107 feet from road centerline, and closer;

The project is within close proximity of a loud noise source, Los Osos Valley Road; however the use is a proposed restaurant. A restaurant or eating and drinking place is not considered a noise-sensitive land use and therefore is not required mitigate noise source.

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses. The project is within close proximity to Los Osos Valley Road, a traffic noise source.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly (e.g., construct new homes or businesses) or indirectly (e.g., extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. The County's Inclusionary Housing Ordinance requires provision of new affordable housing in conjunction with both residential and nonresidential development and subdivisions.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated. The project will mitigate its cumulative impact to the shortage of affordable housing stock by providing affordable housing unit(s) either on-site and/or by payment of the in-lieu fee (residential projects), or housing impact fee (commercial projects). No mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES

Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the following public services/facilities:

Police: County Sheriff

Location: Los Osos approximately 1170 feet north

Fire: Cal Fire (formerly CDF)

Hazard Severity:

Response Time: 0-5 minutes

Location: Los Osos approximately 1200 feet southwest

School District: San Luis Coastal Unified School District. and San Luis Obispo Community College District

For additional information regarding fire hazard impacts, go to the 'Hazards and Hazardous Materials' section

Impact. No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police/sheriff and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Regarding cumulative effects, public facility (County) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County's Parks and Recreation Element does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park, recreational resource, coastal access, and/or Natural Area.

Impact. The proposed project will not create a significant need for additional park, Natural Area, and/or recreational resources.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

12. TRANSPORTATION/CIRCULATION

<i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Level of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Conflict with an established measure of effectiveness for the performance of the circulation system considering all modes of transportation (e.g. LOS, mass transit, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Conflict with an applicable congestion management program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County has established the acceptable Level of Service (LOS) on roads for this [urban area as "D" or better] [rural area as "C" or better]. The existing road network in the area, including the project's access streets (Los Osos Valley Road and 10th Street) are operating at acceptable levels. Based on existing road speeds and configuration (vertical and horizontal road curves), sight distance is considered acceptable. The proposed project is a change of use from a bank office to a restaurant in an existing shopping center.

A referral was sent to County Public Works. Public Works did not identify any significant transportation related impacts with the proposed project, but did note that the project is subject to the County Road Fee for South Bay/ Los Osos which addresses cumulative impacts to County roads in the area.

Circulation Study Area. The project is within the South Bay (Los Osos) Circulation Fee area. This fee

provides the means to collect "fair share" monies from new development to help fund certain regional road improvements that will be needed once the area reaches "buildout". The project will be subject to this fee.

Impact. The proposed project is estimated to generate about 496 trips per day, based on the Institute of Traffic Engineer's manual. This additional traffic will not result in a significant change to the existing road service or traffic safety levels for Los Osos Valley Road and 10th Street. The project does not conflict with adopted policies, plans and programs on transportation. The applicant submitted a Traffic and Drive thru Queuing Analysis (prepared by Trames Solutions dated June 25, 2013). The report evaluated the traffic and drive-thru configuration and found that the proposed drive-thru will accommodate the drive-thru needs of the restaurant and is not anticipated to impede the flow of the adjacent drive aisles. Additionally, as designed the project is not anticipated to have a traffic impact on the driveways.

Mitigation/Conclusion. No project specific significant traffic impacts were identified, and no mitigation measures above what are already required by ordinance are necessary.

13. WASTEWATER

Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, day-lighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project site is located in the community of Los Osos. In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in most of the community of Los Osos. The Regional Water Quality Control Board (RWQCB) reviewed the proposed change of use and found that the existing septic system (that serves the shopping center) has sufficient capacity to serve the project. The RWQCB concurred that the project is acceptable and can occur under the moratorium.

The Los Osos Communitywide Wastewater project was approved on June 10, 2010 by the California Coastal Commission. Construction on the collection system started in late 2012 and is approximately 60% complete. Construction on the treatment plant is expected to start in 2014. The project is scheduled to be complete in 2016. This project will be required to hook up to the communitywide wastewater system once it is available.

Impact. The project proposes to use the existing shopping center on-site system as its means to dispose of wastewater. No impact as a result of the project was identified.

Mitigation/Conclusion. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan.

14. WATER & HYDROLOGY*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
QUALITY				
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, sediment, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Involve activities within the 100-year flood zone?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
QUANTITY				
h) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Expose people to a risk of loss, injury or death involving flooding (e.g., dam failure, etc.), or inundation by seiche, tsunami or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use Golden State Water as its water source. The water source is the Los Osos groundwater basin. The Board of Supervisors has certified a Level of Severity III for the Basin on March 27, 2007. On April 22, 2008, the Board of Supervisors approved two plumbing retrofit ordinances for the Los Osos area. The ordinances address sea water intrusion into the lower aquifer zone of the Los Osos Groundwater Basin. To manage this serious problem, the ordinances require both new and existing development to help address this problem by retrofitting older, non-conserving

toilets and showerheads with those that are water efficient. The ordinances went into effect May 22, 2008.

Groundwater production from the basin overall increased steadily from 1978 to 1988 when the Regional Water Quality Control Board imposed a prohibition on new septic system discharges. Since 1988, growth of new residential units in Los Osos has been only about a quarter of a percent per year. Water production has remained stable since then, varying from year to year primarily in response to weather conditions rather than to urban growth.

A draft Basin Plan for the Los Osos Groundwater Basin was released in July 2013. The basin is made up of several aquifer layers, underlying the Los Osos community and surrounding area. The Upper and Lower aquifers are the main sources of municipal and domestic water supplies. Due to water quality degradation of the Upper aquifer from septic systems (nitrates), the water purveyors have been pumping from the lower aquifer. Groundwater extractions have exceeded the sustainable yield of the basin the lower aquifer in the western area; this has resulted in seawater intrusion. The Basin Plan calls for a discontinuation of pumping in the Lower aquifer, decrease overall water demand, and increase water supplies in the Upper aquifer and Lower aquifer (in the central and eastern portions). In order, to access these new water supplies, the water purveyors (with financial backing of the water consumers) will need to construct new infrastructure, including new groundwater production wells, distribution pipelines, and a community nitrate removal facility.

The topography of the project is nearly level. The closest creek from the proposed development is approximately 1.07 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have low erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County's Land Use Ordinance requires that temporary erosion and sedimentation measures to be installed.

DRAINAGE – The following relates to the project's drainage aspects:

Within the 100-year Flood Hazard designation? No

Closest creek? Los Osos Creek Distance? Approximately 5651 feet

Soil drainage characteristics: Well drained

For areas where drainage is identified as a potential issue, the Land Use Ordinance (LUO Sec. 22.52.110 or CZLUO Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION – Soil type, area of disturbance, and slopes are key aspects to analyzing potential sedimentation and erosion issues. The project's soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the the project's soil erodibility is as follows:

Soil erodibility: Low

A sedimentation and erosion control plan is required for all construction and grading projects (LUO Sec. 22.52.120, CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff.

The Regional Water Quality Control Board is the local extension who monitors this program.

Impact – Water Quality/Hydrology

With regards to project impacts on water quality the following conditions apply:

- ✓ Approximately 500 square feet of site disturbance is proposed;
- ✓ The project will be subject to standard County requirements for drainage, sedimentation and erosion control for construction and permanent use;
- ✓ The project is more than 100 feet from the closest creek or surface water body;
- ✓ All disturbed areas will be permanently stabilized with impermeable surfaces and landscaping;
- ✓ Stockpiles will be properly managed during construction to avoid material loss due to erosion;
- ✓ The project is subject to the County's Plumbing Code (Chapter 7 of the Building and Construction Ordinance [Title 19]), and/or the "Water Quality Control Plan, Central Coast Basin" for its wastewater requirements, where wastewater impacts to the groundwater basin will be less than significant;

Water Quantity

Based on the project description, as calculated by water bills from the McDonalds restaurant in Morro Bay, the project's water usage is estimated as follows:

Existing water usage: 33,129 gallons per month

(the building is vacant, this is landscaping only)

Proposed water demand: 1250 gpd or 37,500 gallons per month

(based on Morro Bay McDonalds, average daily consumption)

Additional demand: $37,500 - 33,129 = 4,371$ gallons per month or 146 gallons per day

Mitigation/Conclusion. As specified above for water quality, existing regulations and/or required plans will adequately address surface water quality impacts during construction and permanent use of the project.

The proposed project will result in an increase in water demand for the site. The project is required to retrofit (outside of the prohibition zone) enough homes, businesses, etc. to offset their water demand by 1:1, or a total of 146 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

Incorporation of this measure will reduce impacts to water resources to insignificant.

15. LAND USE*Will the project:*

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [County Land Use Element and Ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CAL FIRE for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is within a Habitat Conservation Plan area; however the project is a change in use with minimal ground disturbance and will not impact the federally listed Morro shoulderband snail (for which the County is currently undertaking a Habitat Conservation Plan). The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required were determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE*Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- b) **Have impacts that are individually limited, but cumulatively considerable?**
(“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects) ☐ ☒ ☐ ☐
- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?** ☐ ☐ ☒ ☐

For further information on CEQA or the county’s environmental review process, please visit the County’s web site at www.sloplanning.org under “Environmental Information”, or the California Environmental Resources Evaluation System at: http://www.ceres.ca.gov/topic/env_law/ceqa/guidelines for information about the California Environmental Quality Act.

Exhibit A - Initial Study References and Agency Contacts

The County Planning Department has contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input checked="" type="checkbox"/>	County Environmental Health Division	None
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	Attached
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	Attached
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Wildlife	Not Applicable
<input type="checkbox"/>	CA Department of Forestry (Cal Fire)	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input checked="" type="checkbox"/>	Los Osos Community Services District	None
<input checked="" type="checkbox"/>	Other <u>Los Osos Community Advisory Council</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Design Plan
<u>County documents</u>	<input type="checkbox"/> Specific Plan
<input checked="" type="checkbox"/> Coastal Plan Policies	<input checked="" type="checkbox"/> Annual Resource Summary Report
<input checked="" type="checkbox"/> Framework for Planning (Coastal/Inland)	<input checked="" type="checkbox"/> Los Osos Circulation Study
<input checked="" type="checkbox"/> General Plan (Inland/Coastal), includes all maps/elements; more pertinent elements:	<u>Other documents</u>
<input checked="" type="checkbox"/> Agriculture Element	<input checked="" type="checkbox"/> Clean Air Plan/APCD Handbook
<input checked="" type="checkbox"/> Conservation & Open Space Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input type="checkbox"/> Economic Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Parks & Recreation Element/Project List	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Special Biological Importance Map
<input checked="" type="checkbox"/> Land Use Ordinance (Inland/Coastal)	<input checked="" type="checkbox"/> CA Natural Species Diversity Database
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Public Facilities Fee Ordinance	<input checked="" type="checkbox"/> Flood Hazard Maps
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Affordable Housing Fund	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input type="checkbox"/> Airport Land Use Plan	<input type="checkbox"/> Other
<input type="checkbox"/> Energy Wise Plan	
<input checked="" type="checkbox"/> Estero Area Plan and Update EIR	

In addition, the following project specific information and/or reference materials have been considered

as a part of the Initial Study:

Letter from the Regional Water Quality Control Board to Mel Cruz with McDonalds dated March 20, 2013

Trames Solutions: Los Osos McDonalds Traffic and Drive thru Queuing Analysis dated June 25, 2013

Ensitu Engineering Inc: McDonalds Propsed Design Flow, Grease Interceptor and Septic Tank Capacity Requirements dated August 22, 2012

McDonalds Water Bills -- from the City of Morro Bay 2010-2013

Exhibit B - Mitigation Summary Table

Per Public Resources Code Section 21081.6, the following measures also constitute the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. These measures will become conditions of approval (COAs) should the project be approved. The Lead Agency (County) or other Responsible Agencies, as specified in the following measures, are responsible to verify compliance with these COAs.

W-1: Prior to issuance of building permits, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by 1:1, or a total of 146 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

December 13, 2013

**DEVELOPER'S STATEMENT FOR THE
MWF / MCDONALDS MINOR USE PERMIT ED13-017 (DRC2012-00099)**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Water Resources

W-1: Prior to issuance of building permits, the applicant shall retrofit (outside of the prohibition zone) enough homes, businesses, etc. plumbing fixtures to offset their water demand by 1:1, or a total of 146 gallons per day. The applicant may provide an alternative offset as approved by the Planning Director.

Monitoring: Department of Planning and Building shall verify compliance in consultation with the Environmental Coordinator.

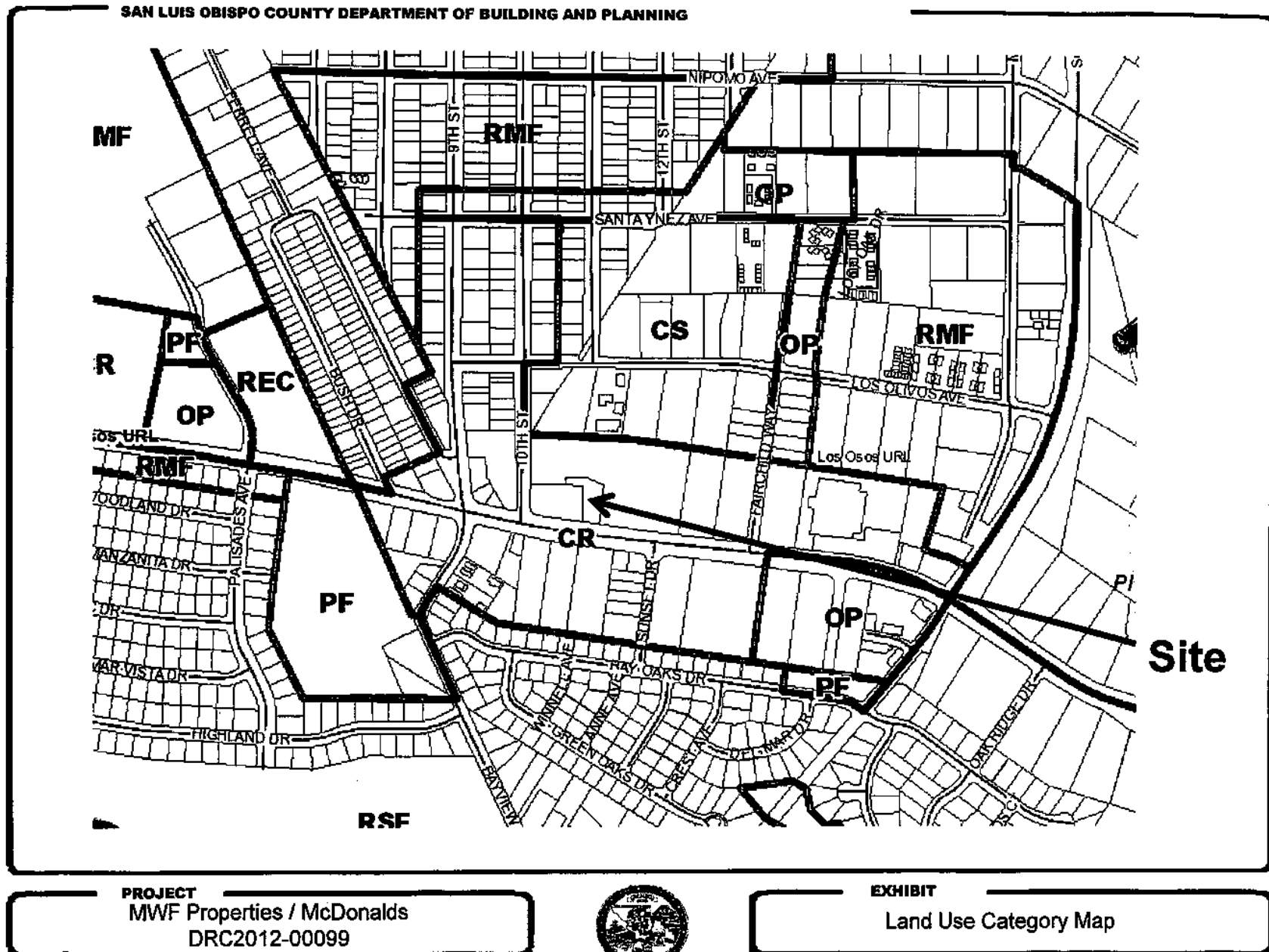
The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

William D. McFay, agent
Signature of Owner(s)

12.18.13
Date

MWF Properties, LLC





SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



Site

PROJECT
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT
Aerial Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

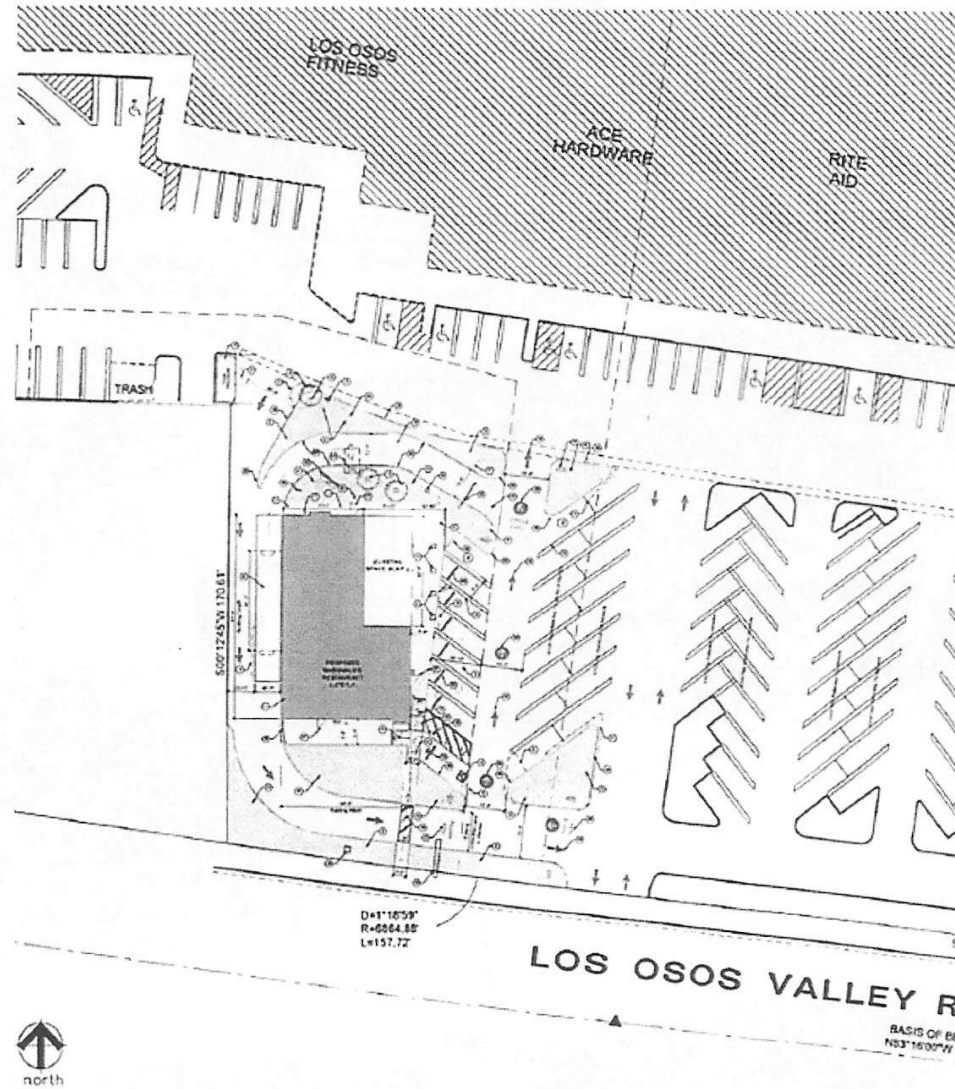


PROJECT
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT
Aerial Map – Close Up

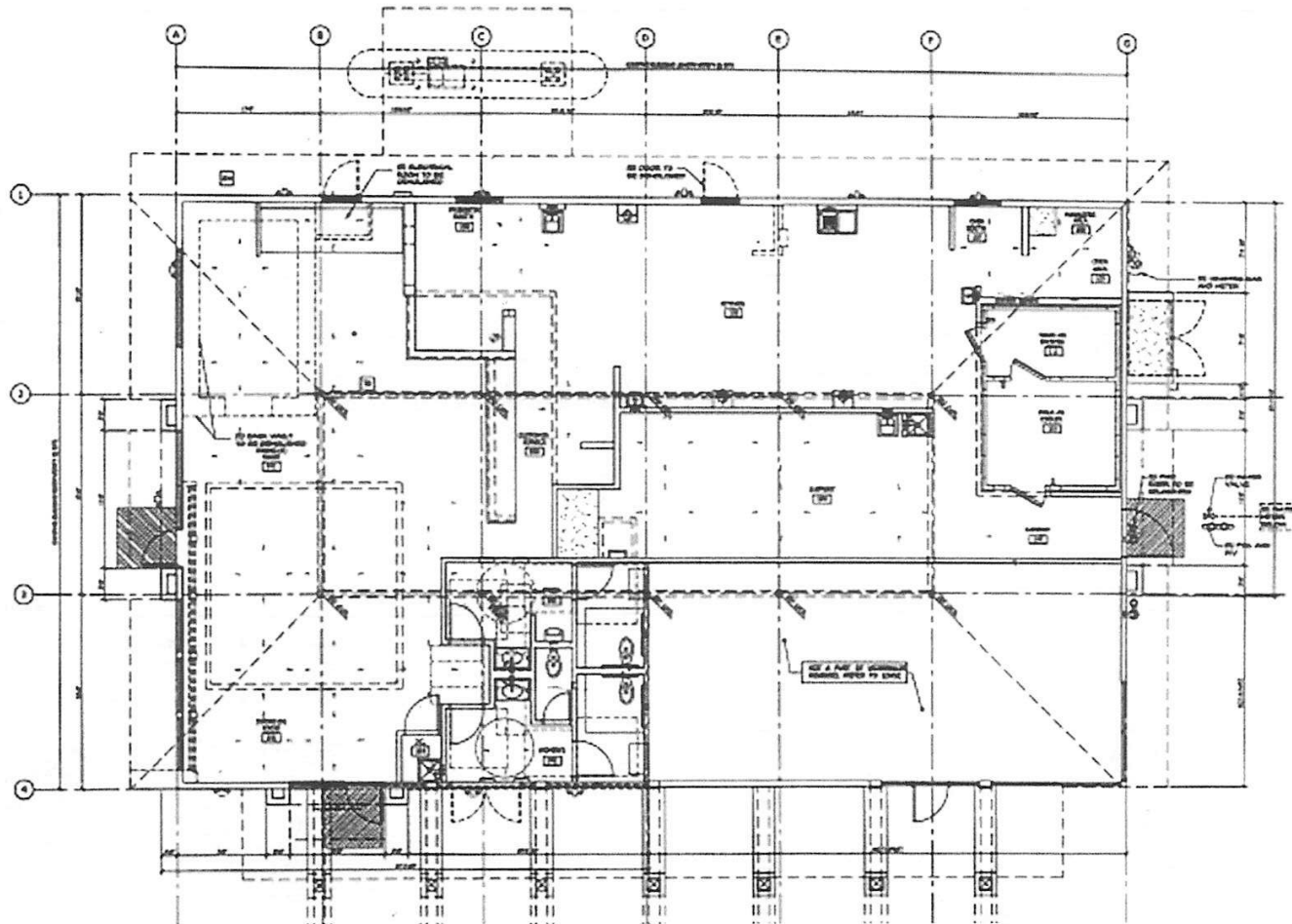
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT
Site Plan



MWF Properties / McDonalds
DRC2012-00099

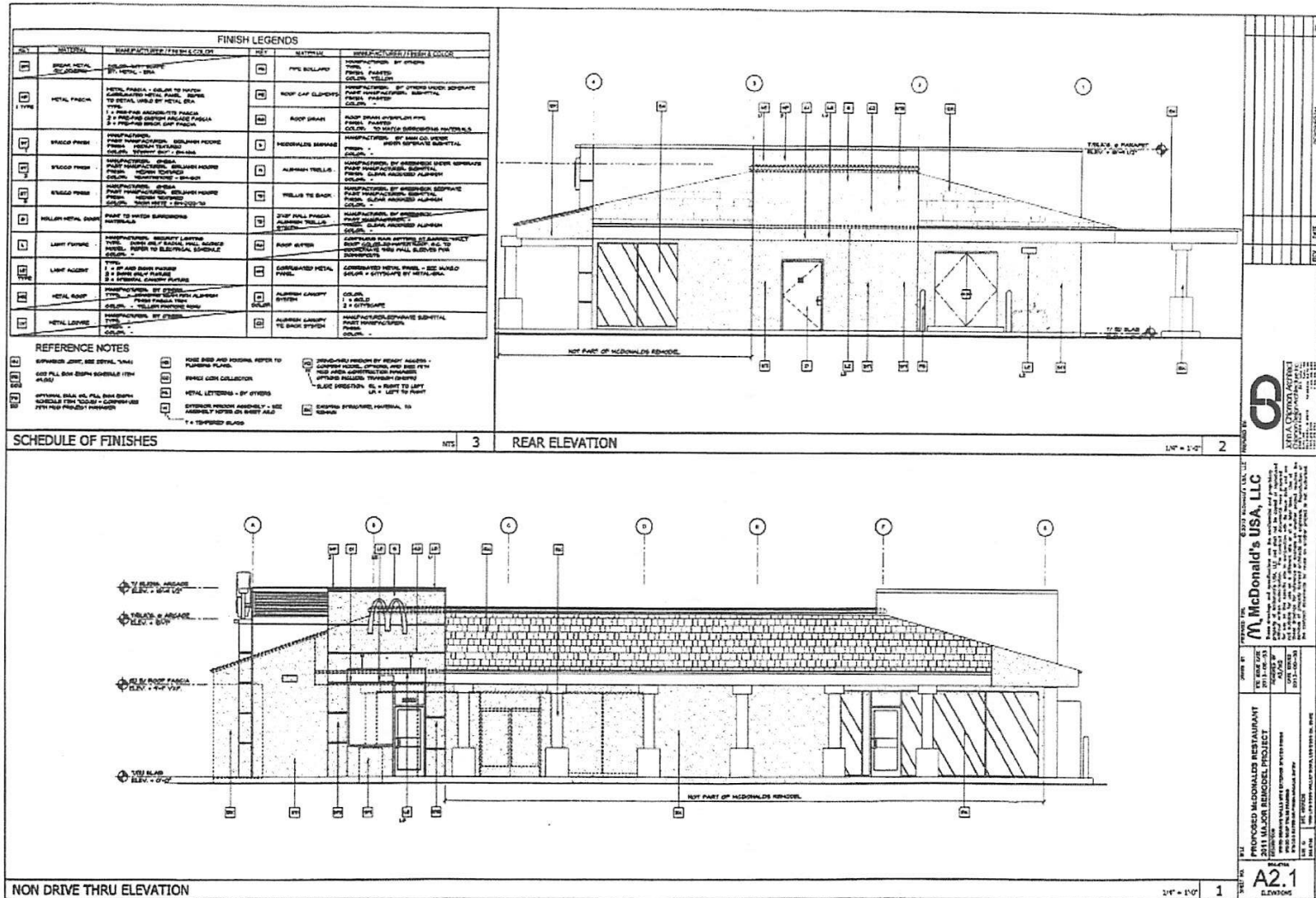


Floor Plan

EXHIBIT

Elevation Plan – South and West

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
MWF Properties / McDonalds
DRC2012-00099



EXHIBIT
Elevation Plan – North and East



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS

Paavo Ogren, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: June 5, 2013
To: Kerry Brown, Project Planner
From: Tim Tomlinson, Development Services
Subject: **Public Works Comments on DRC2012-00099, MFW Properties MUP Los Osos Valley Road, Los Osos, APN 074-301-018**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

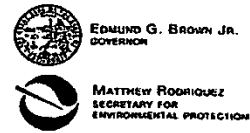
1. Please have the applicant provide a Traffic Engineers Report addressing, the project's impact on existing parking lot circulation and access into the existing parking lot.

Public Works Comments:

- A. The proposed project is within the Los Osos Road Improvement Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- B. The applicant should provide a Traffic Engineers Report addressing the project's impact on existing parking lot circulation and access into the existing parking lot.

Recommended Project Conditions of Approval:

1. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code the applicant shall be responsible for paying to the Department of Public Works any Los Osos Area Road Improvement Fee deemed necessary with the future building permit, in the amount prevailing at the time of payment.



Central Coast Regional Water Quality Control Board

March 20, 2013

Mr. Mel Cruz
McDonald's USA, LLC
mel.cruz@us.mcd.com

Dear Mr. Cruz:

LETTER OF CONCURRENCE FOR CONVERSION OF AN EXISTING COMMERCIAL BUILDING TO A PROPOSED MCDONALDS FAST FOOD RESTAURANT AT 1110 LOS OSOS VALLEY ROAD, LOS OSOS, SAN LUIS OBISPO COUNTY

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff has reviewed your August 22, 2012 request to redevelop an existing commercial building located at 1110 Los Osos Valley Road in Los Osos to a McDonald's fast food style restaurant. McDonald's proposes to construct a 50-seat restaurant and will maintain 12 employees during operation hours. The restaurant will operate from 5 A.M. to 1 A.M. with a 24-hour drive-thru, seven days per week. The restaurant will have two restrooms available for employees and customers.

McDonald's proposes to construct a 5,000 gallon grease interceptor which will discharge to a newly constructed 5,000 septic tank (primary settling tank). The primary settling tank will connect to the existing Von's Shopping Center septic system.

According to the 1989 Earth Systems design (baseline) criteria, the existing septic system has a design flow of 9,362 gallons per day (gpd), based on estimated sewage flows at the time of construction and estimated percolation rates. More recently, the July 17, 2010 Hodge Company Sewage Flow Calculation Study calculated existing wastewater flow rates of 5,033 gpd. Based on the baseline design flow rate of 9,362, nitrogen loading is estimated at 1,949 grams of nitrogen per day. Nitrogen loading calculated for the existing flow rate of 5,033 is estimated at 1062 grams of nitrogen per day per (refer to Attachment 1). McDonald's calculates an estimated nitrogen loading of 477 grams per day from the proposed restaurant.

Water Board staff understands that the proposed restaurant is anticipated to generate an average daily flow of 1,250 gpd with a maximum design flow of approximately 1,800 gpd. The design flow combined with the existing flow rate of 5033 gpd totals a combined flow of 6,833 gpd. Total nitrogen loading for the combined flows (1,062 grams of nitrogen per day [existing] and 477 grams of nitrogen per day from the proposed restaurant) will yield approximately 1,539 grams of nitrogen per day. Water Board staff calculated the proposed daily flows and nitrogen loading based on your August 22, 2012 letter.

JEFFREY S. YOUNG, CHAIR | KENNETH A. HARRIS JR., INTERIM EXECUTIVE OFFICER

895 Aerovista Place, Suite 101, San Luis Obispo, CA 93401 | www.waterboards.ca.gov/centralcoast



Mr. Cruz

- 2 -

March 18, 2013

Based on Water Board staff calculations and your projected wastewater flows, the existing Von's Shopping Center septic system can accommodate the added wastewater flows and nitrogen loading rates generated by the proposed McDonald's restaurant. The Central Coast Water Board does not object to your proposed project, provided that the following conditions are satisfied.

1. You are required to pump your septic tank if: 1) the combined thickness of sludge and scum exceed one-third of the tank depth of the first compartment; or 2) the scum layer is within three inches of the outlet device; or 3) the sludge layer is within eight inches of the outlet device.
2. You are required to connect to the community sewer system when it becomes available.

Wastewater discharges to the existing Von's Shopping Center septic system, present and future, are not consistent with the discharge prohibition in the Central Coast Water Board Basin Plan (Resolution No. 83-13). This authorization allows you to continue existing wastewater discharges to the existing septic system, but does not grant or confer to you any other rights specific to Central Coast Water Board authority.

If you have further questions please call David LaCaro at (805) 549-3892 or email at dlacaro@waterboards.ca.gov.

Sincerely,



Digitally signed by Chris Adair
DN: cn=Chris Adair, o=Central
Coast Water Board, ou,
email=cadair@waterboards.ca.
gov, c=US
Date: 2013.03.19 15:55:34
-07'00'

for

Kenneth A. Harris, Jr.
Interim Executive Officer

Attachment: Attachment 1 - Water Board Staff Calculations, March 18, 2013

cc:

Judy Reyes
McDonald's USA Real Estate Manager
Judy.I.Reyes@us.mcd.com

John Yaroslaski
Ensitu Engineers
JYaroslaski@ensitu.com

s:\sids\san luis obispo co\mcdonalds - los osos ltr.docx

Attachment 1

**WATER BOARD STAFF CALCULATIONS
FOR THE
1011 LOS OSOS VALLEY ROAD MCDONALD'S FAST FOOD RESTAURANT
PROJECT**

1. Existing flows:

According to the 1989 Earth Systems design (baseline) criteria; the existing septic system identifies a design flow of **9,362 gallons per day (gpd)**¹. More recently, the July 17, 2010 Hodge Company Sewage Flow Calculation Study calculated existing wastewater flow rates of **5,033 gpd**².

2. Calculated Existing Nitrogen Loading:

According to Table 3-15 of the *Wastewater Engineering Treatment, Disposal, and Reuse*, Metcalf and Eddy, 4th Edition, typical total nitrogen for untreated domestic wastewater at medium strength is **40 milligrams per liter (mg/L)** and **70 mg/L** for high strength.

- a. Baseline Nitrogen Loading (9,362 gpd) – Records for the original tenants of the Von's Shopping Center were not available as San Luis Obispo County was unable to provide such information. That being the case, staff used **55 mg/L** of nitrogen per day by average of the medium strength (40 mg/L) and high strength (70 mg/L).

$$= \underline{\underline{1,948.9 (1,949) \text{ grams of nitrogen per day}^3}}$$

- b. Existing Nitrogen Loading (5,033 gpd) – According to the July 17, 2010 Sewage Flow Calculation Study there were 16 tenants, which included stores, a gym, and two restaurants.

Tenant	Calculated Flow Rate (gpd)	Wastewater Strength (mg/L of Nitrogen)	Nitrogen Loading (g/day of Nitrogen)
Stores and Gym	2,390	40	361.8
Restaurant 1	2,265	70	600.1
Restaurant 2	378	70	100.1
Total			1,061.9 (1,062)³

¹ The Design flow rate was based on a weighted average of the water use history for Los Osos Shopping Center tenants provided by Cal Cities Water [Golden State Water Company] and a design percolation rate of 5 minutes per inch.

² The estimated flow rate in July 2010 was based on 16 businesses their specific number of employees and customers per store or restaurant, daily flow per employee and customer ranging from 5 to 20 gallons per day per person.

³ (Gpd x 3.785 liters per gallon x [wastewater strength] x 1 gram)/1,000 milligrams

Attachment 1

- 2 -

March 20, 2013

1. Proposed Flows (based on applicant's August 22, 2012 letter):

Proposed flows were calculated based on the conversion of an existing commercial building to a McDonald's fast food restaurant. According to the applicants August 22, 2012 letter, estimated wastewater flow rates for the proposed 50-seat restaurant was calculated by examining actual water consumption records for an existing 56-seat McDonald's restaurant located in Morro Bay, California. Water consumption records for the Morro Bay McDonald's restaurant resulted in 1,347 gpd (average daily water consumption), 1,013 gpd (minimum daily consumption), and 1,882 gpd (maximum daily water consumption). Based on these real-time values, the average daily consumption of 1,347 gpd for a 56-seat restaurant will generate approximately 24 gpd per seat (daily customers and employees).

Using the same logic/business model we can assume that the 50-seat restaurant will generate an average daily flow of approximately 1,200 gpd (daily customers and employees). As indicated in the August 22, 2012 letter, you included a 50% peaking factor to the average daily flow, which would increase the design flows to 1,800 gpd. In addition, the conversion will also include water conservation devices pursuant to the San Luis Obispo County Retrofit Ordinance, which may reduce daily water consumption (and wastewater flows) by an additional 30 percent.

Water Board Staff totaled the existing flow rates from the current tenants (5,033 gpd), and adding the proposed flow rates from the McDonald's restaurant (1,800 gpd) totals a flow rate of **6,833 gpd**.

2. Calculated Proposed Nitrogen Loading ():

According to Table 3-15 of the *Wastewater Engineering Treatment, Disposal, and Reuse*, Metcalf and Eddy, 4th Edition, typical total nitrogen for untreated domestic wastewater at medium strength is 40 milligrams per liter (mg/L) and 70 mg/L for high strength. Staff calculated the proposed nitrogen loading rates using the high strength concentration of 70 mg/L.

Tenant	Calculated Flow Rate (gpd)	Wastewater Strength (mg/L of Nitrogen)	Nitrogen Loading (g/day of Nitrogen)
Stores and Gym	2,390	40	361.8
Restaurant 1	2,265	70	600.1
Restaurant 2	378	70	100.1
McDonalds	1800	70	476.9
Total			1,538.9 (1,539)³

s:\sids\san luis obispo co\water board staff calculations - mcdonalds.doc



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

COMMERCIAL FIRE PLAN REVIEW

June 7, 2013

Subject: DRC2012-00099 Mc Donalds, MFW Properties LLC

Dear Kerry Brown Coastal Team:

I have reviewed the minor use permit you submitted for the conversion of 3,078 square foot existing building into a McDonald's restaurant. The project is located at 1076 Los Osos Valley Road in Los Osos, California. The project is in Local Responsibility Area with a 5 minute response time from the nearest CAL FIRE/Los Osos Baywood Fire Station # 15. The project and applicant shall comply with the 2010 California Fire Code (CFC), the 2010 California Building Code (CBC), the Public Resources Code (PRC) and any other applicable fire laws.

Fire Protection Systems:

A Fire Alarm System is required as outlined in CBC Section 907 & County Code 19.20.019(b) for this project. The alarm system shall comply with NFPA 72. The alarm system shall terminate at a 24-hour monitoring point (CFC Section 907). Three sets of plans shall be submitted to the County Fire Department for approval.

This project will require a commercial fire sprinkler system. The type of sprinklers required will depend on the occupancy type and must comply with NFPA 13, 20, 22. The applicant will have to identify what Hazard Class the project is for review by the fire department (exp. Ordinary Hazard Class II), for each of the buildings in the project. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 903. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be located within 20 feet of a County standard hydrant and visible on fire engine approach to the building. A letter from the monitoring company shall be submitted to the County Fire Department verifying service.

This project will require a Type-1 commercial kitchen hood fire extinguishing system. The system shall meet all California State Fire Marshal "UL 300" requirements.

Technical Report:

A Fire Protection Engineer shall review the Fire Protection Systems for this project. A list of Fire Protection Engineers is available on our website at <http://www.calfireslo.org>. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 14.1 (2002). The Fire Protection Engineer will be required to send an original letter of their project review when completed, including all changes needed.

Portable Fire Extinguishers:

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 906 and Title 19. The contractor shall be licensed by the State Fire Marshal.

Exiting:

All egress and exiting requirements shall comply with the California Building Code to provide egress from the building to the public way.

Addressing:

Address numbers must be legible from the roadway and on all buildings. They shall be on a contrasting background and a minimum of 8 inches high with a 1/2" stroke.

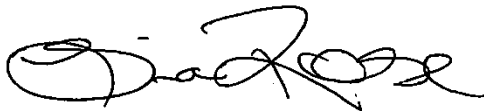
Emergency Access:

All commercial buildings shall install a Knox key box for fire department emergency access. The box shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Building Signage: All interior & exterior doors providing access to fire protection or building systems shall be labeled. Examples: electrical, fire alarm control panel, fire riser, standpipes, test valves, roof access etc. The signs shall be a minimum size of 12" x 12" with characters at least 1-inch high in block lettering with a minimum of 1/4" stroke. The lettering shall be of a contrasting color to the sign background.

If I can provide additional information or assistance on this mater, please don't hesitate to contact me at (805) 543-4244.

Respectfully,

A handwritten signature in black ink, appearing to read 'Tina Rose', with a stylized, cursive-like flow.

Tina Rose
Fire Inspector

C: MWF Properties, LLC
McDonald's USA, LLC
Mel Cruz



Air Pollution Control District
San Luis Obispo County

December 10, 2013

Kerry Brown
SLO County Planning & Building Department
SLO Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Proposed MUP for Los Osos Drive Thru Restaurant

Dear Ms. Brown,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at on Los Osos Valley Road in Los Osos. The proposed project would convert 3,078 square feet of an existing building, which currently already has a drive thru into a restaurant with drive thru. The proposed restaurant would be a McDonald's that will utilize the existing drive thru, with remaining space to be used for future retail. *The following are APCD comments that are pertinent to this project.*

Inconsistent with the Clean Air Plan

This project falls below our emissions significance thresholds and is, therefore, unlikely to trigger a finding of significance for air quality impacts requiring mitigation. However, we are concerned with the cumulative effects resulting from the development of businesses that promote and encourage a dependency on private vehicle use as the only viable means of access to essential services and other destinations. Drive thru facilities attract more vehicle trips and reduce the pedestrian oriented character of a community. This type of development is inconsistent with the Land Use Planning strategies included in the Clean Air Plan (CAP), which promote programs to reduce dependence on the automobile and enhance the viability of transit, ridesharing, biking and walking. The CAP recommends the design and construction of projects in a manner that supports alternative travel modes and decreases reliance on single occupant motor vehicles; therefore, the APCD does not support this type of development.

Should this project continue to move forward, the following APCD comments will be appropriate. Please address the action items contained in this letter that are highlighted by bold and underlined text.

*Project Referral for MUP Los Osos Drive Thru Restaurant
December 10, 2013
Page 2 of 4*

Demolition Activities

This MUP did not mention if there were any demolition activities that would occur with the conversion of the building. Demolition activities can have potentially negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If building(s) are removed or renovated; or utility pipelines are scheduled for removal or relocation, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) notification requirements to the APCD, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Dust Control Measures

The Minor Use Permit, as described, will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. **However, construction projects with grading areas that are within 1,000 feet of any sensitive receptor (residences on several surrounding streets) shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
- i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should

*Project Referral for MUP Los Osos Drive Thru Restaurant
December 10, 2013
Page 3 of 4*

- maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
- j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall be used with reclaimed water should be used where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
 - l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and,
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Construction and Operational Phase Idling Limitations

This project is in close proximity to nearby sensitive receptors (several residences on surrounding streets). Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:

To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

1. California Diesel Idling Regulations
 - a. **On-road diesel vehicles** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
 - b. **Off-road diesel equipment** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
 - c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.

Project Referral for MUP Los Osos Drive Thru Restaurant

December 10, 2013

Page 4 of 4

- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frooal.pdf.
2. Diesel Idling Restrictions Near Sensitive Receptors (several residences on surrounding streets)
In addition to the State required diesel idling requirements, the project applicant shall comply with these more restrictive requirements to minimize impacts to nearby sensitive receptors:
 - a. Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
 - b. Diesel idling within 1,000 feet of sensitive receptors shall not be permitted;
 - c. Use of alternative fueled equipment is recommended; and
 - d. Signs that specify the no idling areas must be posted and enforced at the site.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Meghan Field
Air Quality Specialist
MDF/arr
cc:

Tim Fuhs, Enforcement Division, APCD
Karen Brooks, Enforcement Division, APCD

Attachments: 1. Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form, Construction & Grading Project Form

h:\plant\ceqa\project_review\3000\3700\3798-1\3798-1.docx



3433 Roberto Court, San Luis Obispo, CA 93401
805-781-5912 – FAX: 805-781-1002

Naturally Occurring Asbestos Construction & Grading Project Exemption Request Form

Applicant Information/ Property Owner		Project Name	
Address		Project Address	
City, State, Zip		City, State, Zip	
Email Address		Project Site Latitude, Longitude	Assessors Parcel Number
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout “**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**” See the APCD Website map: <http://www.slcleanair.org/business/asbestos.php>

NOTE: A basic exemption evaluation fee of \$172.00 will be charged.

APPLICANT MUST SIGN BELOW:

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature

Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation			
Date Received:	Date Reviewed:	OIS Site #:	OIS Project #:
	APCD Staff:	Approved	Not Approved
Comments:			



LOCAC

Los Osos Community Advisory Council

October 28, 2013

Kerry Brown
Department of Planning and Building

Re: Proposed McDonald's in Los Osos

Dear Ms. Brown:

On September 30, 2013 the Los Osos Community Advisory Council met in a special meeting to consider and vote on the McDonald's project. Previously the project had been reviewed by the LOCAC Land Use Committee and the full Council without producing a determination. We felt that the application was not complete and that more information was necessary for us to make a recommendation on this project.

The Council voted 5-3-0 to recommend that the project be approved. That being said, we have serious concerns regarding its potential impact on our community. They are as follows.

Water Use:

- We request that there be water use offsets to the greatest extent required.
- We request clarification of the projected water use if the Cad's location is used again. If this happened, we are concerned about the effect on the water use calculations. We request that County staff address this potential over-use of our water.
- Even though the applicant is not responsible for the current water usage, we remain concerned about the apparently excessive water use in the complex at this time. We request that all the water use calculations be verified by County staff.

Traffic:

- We request that County staff verify that there will not be material negative traffic impacts.

Yours truly,

Vicki Milledge, LOCAC Chairperson

cc: LOCAC, Supervisor Gibson, Cherie Aispur

**COUNCIL
MEMBERS
2013-2014**

District One
Debby Grisanti
Nathaniel Blair

District Two
Jan Harper

District Three
Paul Malykont

District Four
Tom Cantwell
Treasurer
Alissa Feldman

Appointees
Carolyn Atkinson
Secretary
Alan Fraser
Vicki Milledge,
Chairperson



NO NET WATER USE INCREASE PROGRAM

Proposed McDonald's Restaurant Los Osos, CA

Minor Use Permit Application - DRC2012-00099

12 December 2013

It is evident that the County has elevated concerns with any potential increase in water use in the Los Osos Valley Groundwater Basin. To address those concerns, we are providing you with a detailed three-prong approach to offset the water use of the proposed McDonald's Restaurant in Los Osos. The program measures include: 1) improved landscape irrigation; 2) retrofitting water fixtures in the adjacent shopping center; and 3) a marketing campaign to provide local residents with information on existing rebate programs for water-saving appliances.

Existing Conditions & Water Use Baseline

The subject property's current water use has been established based on Golden State Water's water use records (previously provide to the County). There is one meter on the subject property which services both domestic water and landscape irrigation uses. As the building has been vacant for over eight (8) years, current water use is solely for landscape irrigation. We believe that there is concurrence that the current water use for the subject property is 1,104 gallons per day (gpd). By all accounts, this daily water consumption attributed to landscape irrigation is remarkably high. Regardless of any judgment as to the current irrigation system and water use, this is the established baseline for water use of the subject property.

Estimated Water Use

The proposed McDonald's Restaurant water use is estimated to be a maximum of 1,250 gpd.¹ This includes domestic use and landscape irrigation. This is an increase of 146 gpd over the established water use baseline.

Program Measure 1: Improved Landscape and Irrigation

Landscape irrigation use will be dramatically reduced from current levels as part of the proposed project's remodel and tenant improvements. The proposed landscape design does not significantly change the amount of landscaped area (\pm 4,787 square feet (SF)), but water savings will be obtained with the design and implementation of native and drought tolerant species and bolstered by a low-water irrigation system. The irrigation system upgrades will also utilize a smart-control system that will have a high level of programmability.

The proposed project's landscape irrigation water use has been estimated using three (3) different annual water use calculations to establish a realistic range for daily water use of 98 - 131 gpd.² This is a reduction of at least 973 gpd for landscape irrigation. (See the attached annual irrigation water use calculations for more information).

¹ 1,250 gpd was the estimated water use calculations provided to the County on July 13, 2013 subsequent calculations refined the estimate water use to be 1,137 to 1,235 gpd depending on the overall seat count at the proposed restaurant (as detailed in the letter dated September 24, 2013). 1,250 gpd is used here to provide a conservative water use maximum.

² Annual water use estimation methods include: 1) Plant Material Quantity (cubic feet/ square feet); 2) Landscaped Area (gallons/ 1000 SF); and 3) Evapotranspiration Rate (acres x EX⁹ ÷ 12 inches).

OASIS ASSOCIATES, INC.
 12 December 2013
 McDonald's Restaurant MUP, DRC2012-00099
 NO NET WATER USE INCREASE PROGRAM
 Page 2 of 4

Landscape and irrigation systems are not included as part of the County's existing water conservation policies for the Los Osos Groundwater Basin. Therefore, this program measure could be translated into a condition of approval/mitigation measure for the proposed project as follows:

"At the time of application for construction permits, the applicant shall provide landscape and irrigations plans for review and approval which utilizes low-water native and drought tolerant plant species, (no turf areas shall be allowed), and a low-water, smart-control irrigation system."

Additionally,

"Prior to occupancy, the landscape architect of record shall provide a written statement to the Planning Department, certifying that the installation of the landscape design and irrigation system is in accordance with the approved plans based on site inspection."

Program Measure 2: Retrofit of Shopping Center Water Fixtures

The proposed McDonald's Restaurant site is located directly adjacent to the Los Osos Shopping Center (the Center). While the Center's water meters are separate from the subject property, retrofitting the Center's existing water fixtures is an established County method for determining water credits required for construction of new buildings and structures within the Los Osos Groundwater Basin (per San Luis Obispo County Buildings and Construction Code- Title 19).³

The Center's management will complete the retrofits upon confirmation from the County that retrofits will be required and accepted by the County as credit towards the proposed McDonalds Restaurant water use. The table below provides a list of the type and number of fixtures included in the Center's retrofit.

Shopping Center Retrofit Fixtures		
Ex. Fixture Type	New Fixture Type	Number of fixtures
Toilet (6 gpf)	1.28 gpf	17
Sink Aerator (≥ 0.5 gpm)	0.5 gpm	32
Urinal (> 1 gpf)	Waterless	2
Shower (5 gpm)	1.5 gpm	4
TOTAL		50

During previous correspondence with the County, we established that the project is not required to meet the retrofit requirements for a new development as established in Title 19. However, in calculating net-zero water use mitigations to address County and community concerns, the customary best practice is to utilize existing County policies, programs, and calculation tables.

Appendix A of the Muni Code Title 19 provides a water credit table which uses an equivalency factor for determining a point value for each fixture to be retrofitted and the amount of the credits needed to construct a new building or structure. The table below provides a breakdown of the fixtures to be retrofitted, the equivalency factor for a restaurant use, and calculated credits.

³ We have noted a discrepancy between Title 19 Building and Construction Code (available on the Municipal Code website), and the document found in the Planning and Building Department's General Plan and Ordinances online library. Municipal Code Title 19 has the *equivalency factor table* (Appendix A); whereas, the Planning and Building Department's online Title 19 document includes the *residential retrofit credit table* and references non-existent Appendices A and C.

OASIS ASSOCIATES, INC.

12 December 2013

McDonald's Restaurant MUP, DRC2012-00099

NO NET WATER USE INCREASE PROGRAM

Page 3 of 4

Shopping Center Retrofit Fixtures Credits				
Ex. Fixture Type	New Fixture Type	Number of fixtures	Equivalency Factor (§ 19.07.042-Appendix A*)	Title 19 Retrofit Credits*
Toilet (6 gpf)	1.28 gpf	17	10.5	178.5
Sink Aerator (≥ 0.5 gpm)	0.5 gpm	32		
Urinal (> 1 gpf)	waterless	2	6.1	12.2
Shower (5 gpm)	1.5 gpm	4		
TOTAL		50		190.7

*Note: Retrofit credits must equal one hundred (100) in order to build one new unit.

Based on this calculation, the retrofit credits would allow for nearly two (2) new restaurant buildings to be constructed. However, Title 19 does not provide any information on how the equivalency factor was established or what water conservation goal/threshold is reached in meeting the retrofit credit requirements. It is impossible to establish a quantifiable water saving amount based on the Title 19 retrofit table.

The County has defined water savings for residential developments based on gallons saved per day. The Los Osos Plumbing Retrofit Program provides a Credit Table to calculate gallons saved per day based on existing and new fixture types for specific residential uses (Single Family, Multi-Family and Mobile Home).

The most conservative water use savings (i.e., smallest amount of gallons of water saved per day) are mobile home credits. Without a commercial/retail credit table available, the mobile home credit is used to calculate the shopping center water credits.

Shopping Center Retrofit Fixtures Credits				
Ex. Fixture Type	New Fixture Type	Number of fixtures	Credit-Savings/Day	Center Gallons Saved/Day
Toilet (6 gpf)	1.28 gpf	17	28	476
Sink Aerator (≥ 0.5 gpm)	0.5 gpm	32		
Urinal (> 1 gpf)	Waterless	2		
Shower (5 gpm)	1.5 gpm	4	13	52
TOTAL		50		528

Based on this calculation, the shopping center water savings is estimated at 528 gpd for fixture retrofits. This does not include the water saving from the retrofit of sink aerators and waterless urinals, as these fixtures are not included in the County's retrofit table. **When the proposed project's estimated water use net increase is applied (146 gpd), there will still be a water credit/savings of 382 gpd.**

Based on the calculations and information available, it is evident that retrofitting the Center's water fixtures effectively reduces the Center water use to offset the water use of the proposed restaurant.

Program Measure 3: Public Outreach for Existing Retrofit Programs

Conditions of the California Coastal Commission Permit for the Los Osos Wastewater Project included water conservation programs. One of the water conservation incentive programs offers cash rebates for retrofitting residential houses with water saving fixtures. The County Public Works

OASIS ASSOCIATES, INC.

12 December 2013

McDonald's Restaurant MUP, DRC2012-00099

NO NET WATER USE INCREASE PROGRAM

Page 4 of 4

Department estimated that up to 60% of Los Osos homes would be eligible for the program. The program became active at the beginning of 2013 and will close at the end of 2015. As of December 2013 there have been 1,000 residential rebates authorized. (pers. comm. Ray Dienzo, SLO County Public Works, December 9, 2013) This represents only 15%± of homes in Los Osos that could be retrofitted and benefit from these water conservation programs.

Once open, the proposed McDonald's Restaurant will service local residents. The McDonald's Restaurant can make available the retrofit and rebate paperwork and information in the customer area of the restaurant. This public outreach is important in two ways: 1) it provides the information and paperwork to local residents, who may not have considered retrofitting, to utilize existing incentive programs; and 2) displaying such information reminds all customers, locals and visitors, that water conservation and an awareness of water use is imperative in Los Osos. The McDonald's Restaurant will provide a new distribution venue for County programs that are currently underutilized. Such public outreach and education efforts are difficult to quantify and calculate, however it is stated as an essential part of the water conservation programs for Los Osos.

Conclusion

The McDonald's Restaurant has provided the above information to directly address the County and community water use concerns. By addressing water use in three (3) different methods: 1) improved landscape irrigation; 2) retrofitting of existing water fixtures; and 3) community outreach, the proposed project's water use can be effectively mitigated. Additionally, based on the existing water use, estimated water use, and County water policy calculations, the proposed measures will more than off-set the project's estimated water use.

Attachments:

- Water Use Information for Irrigation Purposes, Brian Balling- CLIA, Oasis Associates, Inc., September 30, 2013.

c: J. Reyes, M. Cruz & R. King / McDonald's USA, LLC
M. Ochylski, Esq.
13-0038



September 30, 2013

RE: McDonalds Restaurant – Los Osos, CA
Water Use Information for Irrigation Purposes

The proposed irrigation water use for the project has been estimated by preliminary landscape square footage (4,787 s.f. total pursuant to preliminary conceptual landscape plan, Oasis Associates- dated 6/26/13). Three methods were utilized as a comparison. Please see the bottom of page 2 for abbreviations.

Method 1- Plant Material Quantity

Annual Water Use = 1 c.f./s.f. for shrub/groundcover areas.

4,787 s.f. x 1 c.f. = 4,787 c.f..
4,787 c.f. = 35, 807 gallons
35,807 / 365 days = 98 gallons per day.

Method 2- Landscaped Area

Annual Water Use = 10,000 gallons per 1000 s.f.

4,787 s.f. / 1000 = 4.787
4.787 x 10,000 gallons = 47,870 gallons
47,870 gallons / 365 days = 131 gallons per day.

Method 3- Evapotranspiration Rate

Annual Water Use = Acres x ET° / 12 inches

.11 acres (4,787 s.f.) x 15.39”* / 12
.11 x 15.39 / 12 = .14 a.f. (45,922 gallons)
45,922 gallons / 365 days = 126 gallons per day.

*ET° = 33” – average annual rainfall (17.61) = 15.39” (Source: CIMIS & Weather Channel)

805•541•4509
FAX 805•546•0525
3427 MIGUELITO CT
SAN LUIS OBISPO
CALIFORNIA 93401

RLA 22/5 • CLAFS #937



Conclusion

Based on the three methods utilized, estimated daily irrigation water use will be between 98 – 131 gallons per day.

Please let me know if you have any questions, or require additional information.

Sincerely,
OASIS ASSOCIATES, INC.

Bryan Balling, CLIA
Principal Irrigation Designer

Abbreviations

S.F.: Square Foot
A.F.: Acre Foot
C.F.: Cubic Foot
ET°: EvapoTranspiration



September 30, 2013

RE: McDonalds Restaurant – Los Osos, CA
Water Use Information for Irrigation Purposes

The proposed irrigation water use for the project has been estimated by preliminary landscape square footage (4,787 s.f. total pursuant to preliminary conceptual landscape plan, Oasis Associates- dated 6/26/13). Three methods were utilized as a comparison. Please see the bottom of page 2 for abbreviations.

Method 1- Plant Material Quantity

Annual Water Use = 1 c.f./s.f. for shrub/groundcover areas.

4,787 s.f. x 1 c.f. = 4,787 c.f..
4,787 c.f. = 35, 807 gallons
35,807 / 365 days = 98 gallons per day.

Method 2- Landscaped Area

Annual Water Use = 10,000 gallons per 1000 s.f.

4,787 s.f. / 1000 = 4.787
4.787 x 10,000 gallons = 47,870 gallons
47,870 gallons / 365 days = 131 gallons per day.

Method 3- Evapotranspiration Rate

Annual Water Use = Acres x ET° / 12 inches

.11 acres (4,787 s.f.) x 15.39”* / 12
.11 x 15.39 / 12 = .14 a.f. (45,922 gallons)
45,922 gallons / 365 days = 126 gallons per day.

*ET° = 33” – average annual rainfall (17.61) = 15.39” (Source: CIMIS & Weather Channel)

805•541•4509
FAX 805•546•0525
3427 MIGUELITO CT
SAN LUIS OBISPO
CALIFORNIA 93401

RLA 22/5 • CLAFS #937



Conclusion

Based on the three methods utilized, estimated daily irrigation water use will be between 98 – 131 gallons per day.

Please let me know if you have any questions, or require additional information.

Sincerely,
OASIS ASSOCIATES, INC.

Bryan Balling, CLIA
Principal Irrigation Designer

Abbreviations

S.F.: Square Foot
A.F.: Acre Foot
C.F.: Cubic Foot
ET°: EvapoTranspiration

805•541•4509
FAX 805•546•0525
3427 MIGUELITO CT
SAN LUIS OBISPO
CALIFORNIA 93401

RLA 2275 • CLAFS #937



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

To: Planning Commission

From: Kerry Brown, Project Manager

Date: February 6, 2014

Re: Item #3 DRC2012-0099 MWF Properties / McDonalds Minor Use Permit

Since the staff report was completed, staff has received additional letters and emails. The letters are attached and the issues are summarized below along with staff responses.

Email from Daniel Robinson staff from the California Coastal Commission dated January 22, 2014:

1. The Regional Water Quality Control Board (RWQCB) letter states that, “McDonald’s proposes to construct a 5000 gallon grease interceptor which will discharge to a newly constructed 5,000 (gallon?) septic tank (primary settling tank). The primary settling tank will connect to the existing Von’s Shopping Center septic system.” Is this part of the project description? As new septic tanks are prohibited per the moratorium, it appears that these tanks will add to the septic capacity of the system. Will sewage or any nitrates be discharged through these new septic tanks?

Staff response:

The 5,000 gallon grease interceptor and 5,000 gallon septic tank do not add capacity to the existing septic system (personal communication with David LeCaro of the Regional Water Quality Control Board). These features are to allow the grease to settle before entering the septic system and this is not an increase in the size of the septic system.

2. The RWQCB letter also states that, “Wastewater discharges to the existing Von’s Shopping Center septic system, present and future, are not consistent with the discharge prohibition in the Central Coast Water Board Basin Plan (Resolution No. 83-13).” Staff here is confused that the RWQCB has given authority to allow “existing wastewater discharges to the existing septic system” yet has determined that the discharges that would happen as a part of this project, are not consistent with the moratorium. Is the Von’s Shopping Center septic tank out of compliance with RWQCB policies, or malfunctioning as a septic tank? If so, it appears the project could be inconsistent with Public Works Policy 1, which requires adequate public services to be assured.

Staff response:

Wastewater discharges throughout the prohibition zone are prohibited; this is not unique to the Vons shopping center. All wastewater discharges are not consistent with the discharge prohibition in the Central Coast Water Board Basin Plan (Resolution No. 83-13). However, the RWQCB routinely reviews proposed changes of use throughout the prohibition zone.

3. Per Public Works Policy 1, the proposed project must show that adequate water and sewer is available. It appears that water use is projected to increase, but it also appears that the project will

include the no net increase in water – the retrofit condition. It also appears that sewage amounts will increase as well, thus creating an intensification of use. How will this increase be consistent with Condition #5 of the Los Osos Wastewater Project which speaks to new or intensified uses within the service area? Will this use intensify water and wastewater? If there are adequate services (based on RWQCB determination based on their own Resolution 83-13), are there assurances that other LCP policies, such as watershed or ESHA policies, will be conformed with (especially if there are issues with the existing septic tank)?

Staff response:

Condition #5 of this Wastewater project states:

No Guarantees of Development Approvals. Approval of this permit, or any method of financing the project utilized by the County (e.g., the established assessment program), does not guarantee County approval of any new or intensified uses within the service area. All new development proposals must be reviewed for consistency with the San Luis Obispo County certified Local Coastal Program (and/or the California Coastal Act, as applicable); such review shall consider, among other issues, the environmental impacts of the new development, including the impacts associated with the installation of lateral connections necessary to tie into the approved collection system. Wastewater treatment service shall only be provided to developments that have obtained the required coastal development approvals in a manner consistent with such approvals.

Prior to construction, the County shall prepare a public notice to all property owners of record within the service area that includes a copy of this condition, and an explanation of its effect upon the ability to obtain wastewater treatment service for future development.

The condition is a notice (public notice) to all (property owners) within the sewer service area that there are no guarantees of development approvals of any new or intensified uses. It clearly states that: all new development proposals must be reviewed for consistency with the San Luis Obispo County certified Local Coastal Program (and/or the California Coastal Act, as applicable). This project is processing a Minor Use Permit and was evaluated for consistency with the County's Local Coastal Plan, see staff report.

4. Lastly, on page 16 of the MND, the Mitigation/Conclusion says, "Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan." What exactly would this entail? Will the County be asking the applicant to evaluate the septic tank? Has this happened? This should be undertaken before any PC or BOS hearings take place.

Staff response:

This is a standard condition and part of the building permit process. The analysis of capacity of the septic system is included in the Regional Water Quality Control Board concurrence letter.

Julie Tacker's letter dated January 21, 2014:

1. Project description

Ms. Tacker states that the project description is fluid and changing.

Staff response:

The project description is described in the project description of the Mitigated Negative Declaration and in the staff report.

2. Los Osos Building Moratorium/Septic Tank Prohibition

Ms. Tacker believes that the project represents an increase in historical wastewater flows and an intensified use.

Staff response:

In 1988, the California Regional Water Quality Control Board imposed a moratorium on new sources of sewage discharge in most of the community of Los Osos. The Regional Water Quality Control Board (RWQCB) reviewed the proposed change of use and found that the existing septic system (that serves the shopping center) has sufficient capacity to serve the project. The RWQCB concurred that the project is acceptable and can occur under the moratorium.

3. Water Use

Ms. Tacker states that the water retrofit is inadequate. The calculation was based on a bi-monthly average not a monthly average. The bank's historical water use not provided.

Staff response:

Ms. Tacker is correct, the retrofit required in the Mitigated Negative Declaration was inadequate and was based on a bimonthly not monthly average (personal communication Ken Peterson of Golden State Water Company). Staff is recommending an increase in the retrofit requirement. The CEQA baseline is the existing water use (a vacant building), not the bank use (which has not been in use for over 8 years).

4. Restaurant Water and Wastewater

Ms. Tacker finds the information provided by the applicant to be confusing about the number of seats proposed and the number of employees.

Staff response:

The restaurant is limited to 50 seats (see conditions of approval). The number of employees is not regulated and was part of the septic system analysis completed by the Regional Water Quality Control Board.

5. Water/Wastewater Documentation

Ms. Tacker believes the bank use should be provided and used to determine additional water use. Ms. Tacker also believes the project will result in increased wastewater flows.

Staff response:

See response under Water use and Restaurant Water and Wastewater.

6. RWQCB Concurrence

RWQCB concurrence was based on inadequate and misleading information.

Staff response:

Staff discussed the RWQCB concurrence with David LeCaro of the RWQCB; Mr. LeCaro is satisfied that the evaluation and analysis is accurate.

7. Parking

Ms. Tacker describes the Vons Shopping center parking lot as a historically identified meeting place for emergency planning, Park-and-Ride services, and event parking. The 25 parallel spaces identified along the north entrance would impede traffic. Ms. Tacker also does not agree with the 20% shared parking reduction.

Staff response:

The purpose of the parking lot at the Vons shopping center is to provide parking for the businesses at the shopping center. Any secondary use is just that, secondary; and not the primary purpose for the parking. If there is not sufficient parking for these secondary uses than the secondary uses will need to find another location. The 25 spaces along the north entrance can be accommodated. The entrance may need to have one way traffic flow. The Planning Department finds the 20% parking adjustment acceptable in a shopping center where patrons may shop/visit multiple sites within the shopping center.

8. Property Owner Agreement

Ms. Tacker wants the applicant to provide the parking agreements or Memorandum of Understanding.

Staff response:

Please see condition of approval #9.

9. Vacant spaces

There are vacant tenant spaces at the shopping center, all spaces must be allocated parking, water, and wastewater flows before any transfers or sharing to accommodate the proposal.

Staff response:

Each application is evaluated individually. There are parking spaces available for additional uses. Additionally, there is water and septic capacity for additional uses at the shopping center.

10. Drive-through

The drive-through window was removed from the bank. This drive-through is a new use. The 2004 Board of Supervisors-approved draft Estero plan eliminated drive-throughs.

Staff response:

The drive-through window was removed but the driveway for the drive-through still exists. There are no prohibitions for drive-throughs in Los Osos. The 2004 Board of Supervisors-approved draft Estero plan did not eliminate drive-through establishments. The language states:

*Under Building design guidelines in the Commercial Retail category**Building design:*

The design of new construction shall be pedestrian-oriented and have a human scale that is compatible with the scale of existing development in the central business district. Preferred design measures include the following:

Provide Articulation of building facades to create relief and visual interest by using architectural elements such as awnings and projections, trellises, detailed parapets, and arcades.

Locations of building entries within recessed entry bays to create transitional spaces between the street and buildings.

Use of overhangs and awnings. Use of balconies over transitional spaces.

Use of transparent glass windows or doors that together comprise more than 50 percent of the entry facade at ground level in order to allow pedestrians to see inside.

Placement of store entrances/display windows at frequent intervals such as 25 feet in order to maintain visual interest for pedestrians.

Building facades or public spaces that occupy most or all of the site frontage, except where infeasible due to sensitive vegetation or other physical or environmental constraints.

Building and site design that discourages eating and drinking places and other services with drive-through service.

Drive-throughs are discouraged but not eliminated. Additionally, the 2004 Board-approved Estero Plan is not in effect.

David Freiria email dated January 30, 2014:

Email in support of the project.

Madeline Palaszewski email dated January 31, 2014:

Ms. Palaszewski email concerns water and drive-through. This is addressed in the staff report and this memo.

Tom Cantwell email dated January 31, 2014

Mr. Cantwell's email outlines concerns regarding water. This is addressed in the staff report and this memo.

Staff Addition1. Parking Calculation

The parking calculation for the proposed McDonalds is incorrect and requires more parking then required by Title 23. Fast Food restaurants with patrons tables provided have a requirement of 1 per 100 square feet of kitchen and 1 per 60 square feet of customer area. The parking table in the staff report incorrectly includes the requirement of 1 per 360 square feet of customer area. This change will reduce the parking required by 3 spaces, bringing the total parking required for all current uses to 247.



McDonald's LOS OSOS MND comments

Robinson, Daniel@Coastal to: kbrown@co.slo.ca.us

01/22/2014 05:20 PM

From: "Robinson, Daniel@Coastal" <Daniel.Robinson@coastal.ca.gov>
To: "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>

Hi Kerry – we wanted to get these comments to you before the deadline. Let me know if you have questions.

Basically, we are a little confused on the project description (appearing to include new septic capacity) and the RWQCB concurrence letter (which is an attachment to the MND, dated March 20, 2013).

1. The RWQCB letter states that, "McDonald's proposes to construct a 5000 gallon grease interceptor which will discharge to a newly constructed 5,000 (gallon?) septic tank (primary settling tank). The primary settling tank, will connect to the existing Von's Shopping Center septic system." Is this part of the project description? As new septic tanks are prohibited per the moratorium, it appears that these tanks will add to the septic capacity of the system. Will sewage or any nitrates be discharged through these new septic tanks?
2. The RWQCB letter also states that, "Wastewater discharges to the existing Von's Shopping Center septic system, present and future, are not consistent with the discharge prohibition in the Central Coast Water Board Basin Plan (Resolution No. 83-13)." Staff here is confused that the RWQCB has given authority to allow "existing wastewater discharges to the existing septic system" yet has determined that the discharges that would happen as a part of this project, are not consistent with the moratorium. Is the Von's Shopping Center septic tank out of compliance with RWQCB policies, or malfunctioning as a septic tank? If so, it appears the project could be inconsistent with Public Works Policy 1, which requires adequate public services to be assured.
3. Per Public Works Policy 1, the proposed project must show that adequate water and sewer is available. It appears that water use is projected to increase, but it also appears that the project will include the no net increase in water – the retrofit condition. It also appears that sewage amounts will increase as well, thus creating an intensification of use. How will this increase be consistent with Condition #5 of the LOWWP which speaks to new or intensified uses within the service area? Will this use intensify water and wastewater? If there are adequate services (based on RWQCB determination based on their own Resolution 83-13), are there assurances that other LCP polices, such as watershed or ESHA policies, will be conformed with (especially if there are issues with the existing septic tank)?
4. Lastly, on page 16 of the MND, the Mitigation/Conclusion says, "Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan." What exactly would this entail? Will the County be asking the applicant to evaluate the septic tank? Has this happened? This should be undertaken before any PC or BOS hearings take place.

Again, thank you for the opportunity to comment,
CCC

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

January 21, 2014

San Luis Obispo County Planning and Building Department
County Government Center, Room 200
San Luis Obispo, CA 93408
Attention: Kerry Brown

**RE: MWF Properties, LLC. Minor Use Permit DRC2012-00099, E9-075
Bof A conversion to McDonald's, 1076 Los Osos Valley Road APN 074-301-018.**

Dear Ms. Brown,

Please find these comments as they relate to the Proposed Mitigated Negative Declaration (MND) and Minor Use Permit Conditions of Approval (COA), in connection with the project referenced above. For reasons described below, the MND and COA proposed mitigations inadequately address project impacts.

Project Description

The project description is fluid and continues to change. The project description in the MND differs from that in the application. There are numerous iterations referred to in the long string of communications between the San Luis Obispo County Planning and Building Department and the applicant which includes inconsistencies and irrelevant information. Until the Project Description is static, it is impossible to evaluate the project from a land use and environmental perspective. Examples of the fluid Project Description include seating, parking, historical wastewater use, etc.

Los Osos Building Moratorium/Septic Tank Prohibition since 1988

The project clearly represents an increase over historical wastewater flows and consequently, as proposed, the change in use equates to an intensified use which is prohibited. Intensified uses are strictly prohibited by the (a) wastewater prohibition and (b) conditions of the Los Osos Wastewater Project Coastal Development Permit (see LOWWP CDP Condition #5 below).

- a. County of San Luis Obispo Department of Planning and Building requires compliance with the Los Osos Building Moratorium memo and notarized signature

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

on Statement of Compliance between the Regional Water Quality Control Board and the County of San Luis Obispo (Exhibit 1).

EFFECT OF MORATORIUM ON THE PERMIT PROCESS

The primary effect of the moratorium is that this office is prohibited from issuing any permits for new on-site sewage disposal systems (commonly called "septic" systems) within the prohibition area. We are also prohibited from issuing permits for expansion of the capacities of any existing systems, which means not permitting any additional building areas (bedrooms) that would increase the amount of discharge. These mandates (for our purposes) translate into the following specific requirements:

1. Independent structures without toilets or other plumbing fixtures (e.g. detached garages) may be approved as long as there are no rooms which can be used as bedrooms.
2. **Additions to existing buildings which would normally (in circumstances other than the moratorium) require accompanying expansion of on-site sewage disposal (septic) systems shall not be approved, even where the existing septic system was originally oversized and could accommodate the addition without expansion.**
3. Proposed living area (not bedroom) additions to existing dwellings will be processed per normal procedures: if they would not normally require accompanying septic system expansion, they may be approved. However, only living area additions that are open to the "core" of the house (kitchen, living room or dining room), that have large cased openings (half the area of the wall between them) with no doors and that do not have closets will be approved. If you have any questions about these requirements please call Steve Hicks, Supervising Plans Examiner, at 781-5709 before you complete your design.
4. **Any change in occupancy of commercial structures which would increase the "drainage fixture unit" requirements per the Uniform Plumbing Code shall not be approved.**
5. Fill out the attached Statement of Compliance. Please have it signed, notarized and recorded prior to permit issuance.

(b) LOWWP CDP Condition #5 Los Osos Wastewater Project, CDP #A-3-SLO-09-055/069

"No Guarantees of Development Approvals. Approval of this permit or any method of financing the project utilized by the County (e.g. the established assessment program), *does not guarantee County approval of any new or intensified uses within the service area....*"

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

Water Use

The proposed mitigation suggested in the MND to offset water use through retrofit is inadequate; it fails to address wastewater equally. Water and wastewater are companion impacts. For every gallon of water used by the restaurant a gallon of waste is discharged to the groundwater basin.

Additionally, the MND accepts 33, 129 gallons per month as the historical benchmark for the property. The record submitted implies a monthly average when in fact the calculation was derived from a bimonthly average. In actuality the outdoor use was 16,564.5 gallon per month, or just 552 gallons per day. This water use is based on outdoor irrigation and not on historical indoor use of the bank, which would be required in calculating the projects use.*

The building has been vacant for many years; the figure provided by the applicant is derived from just one (1) years water record from June 2012 – June 2013 and relate to outdoor landscape water use only. Bills are prepared bimonthly, the average should have been calculated on from June 1 through May 31. Additionally, it is customary to use more than one year for annual averages, the record provided depicts one single year with little rainfall which would reflect higher use for outdoor irrigation calculations than averaged over several years with average rainfall.

The applicant has failed to provide data associated with the actual interior water use of the former bank, even though that information is available from Golden State Water Company's corporate headquarters.

*Irrigation water use has no correlation to the historic wastewater usage calculations.

Restaurant Water and Wastewater Use

The applicant has provided several iterations of their project description varying both seats and employees; confusing issues and making it difficult to assess water and wastewater uses.

Seating

MUP Application (5/15/13) - **50 seats**

Landscape Plan depicts 7 tables/4 seats =28 outdoor seats bringing total to **78 seat** restaurant.

Oasis correspondence 9/26/13 suggests the restaurant will be **63 seats** indoor and out.

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

Employees

MUP Application (5/15/13) – 60 (20 per shift). Reduced to 35/12 per shift 7/12/13, correction. There is no discussion of how many shifts take place each day.
RWQCB – (8/22/12) 12 (Hodge Analysis x 20 gpd.per employee = 520 gpd. water use)
Ensitu = 50 gl. per seat AND 12 employees (total) for “waste/sewage flow” 25 gl. per seat.

**An increase to seating and/or employees would result in increased water use/wastewater discharge/parking needs/traffic impacts.*

Water/Wastewater Documentation

The current application should provide all water records for purposes of calculating the shopping center’s historical wastewater use. The records for the bank should be included in all calculations. Contrary to the applicant’s assertion that Golden State Water records were purged prior to 2008, records are available from GSWC’s corporate offices. Actual data would make all calculations consistent. How many meters per property? Are irrigation uses included in calculations?

Additionally, the Hodge Company analysis references “Water Use History of Los Osos Shopping Center Tenants provided by California Cities Water,” but not submitted to the RWQCB or the County. The RWQCB wastewater concurrence was established on historical data which is not provided to the RWQCB or County staff.

Ensitu, another applicant consultant) suggests that the septic systems are combined, yet Vons had a permitted 800 gpd. experimental septic system put in in 1995. “As built” for community septic system needed for thorough analysis.

Originally, Ensitu uses Morro Bay McDonald’s 25 gallons/seat/day (for one year); then 23 (averaged over 3 years) and then 19.6 (2013, 7 month period). The 2013 records were used in the three year average overall and cannot be used as standalone calculations.

Wastewater disposal system capacity is irrelevant to the question of whether a change in use is an intensification resulting in increased wastewater flows.

RWQCB Concurrence

As stated above, the Hodge Company calculations were submitted to the RWQCB, this information was inadequate and misleading and should be revisited by the agency. RWQCB concurrence based on 12 employees AND 50 seat restaurant.

Grease Interceptor and Primary Septic tank addition inconsistency:

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

RWQCB approved 5,000 gl. grease interceptor and 5,000gl. septic tank
Ensitu represented 6/13/13 application is for 2,000 gl. grease interceptor and 3,000
gl. septic tank.
Environmental Health Dept. generally requests separate systems for separate
parcels.

Parking

The Vons Shopping Center parking lot has historically been identified as the meeting place for emergency planning, Park-and-Ride services and event parking, including the annual Station 15 Open House and shuttle services to Pops by the Sea in Avila Beach. The north parking lot is home to a recycling service tenant that uses in excess of 10 parking spaces and operates 10:00am – 5:00pm 5 days a week. These additional uses equate to cumulative impacts that contribute to parking congestion which has not been analyzed as part of the Mitigated Negative Declaration (Exhibit 2).

The applicant suggests restriping will accommodate adequate parking, yet does not say whether the ancillary and historic uses will cease. The applicant's November 19 correspondence suggests there are 25 parallel spaces along the north access driveway, but does not identify where that is. The access driveway at the north entrance to the property is two-way traffic which would be impeded by any such parking.

The applicant also suggests the project is eligible for a 20% Shared Parking reduction, yet does not ask for one in the application and asserts there is already an agreement between the property owners. Any amendment to the parking agreement would need to reflect increased parking needs based upon an intensified use of the restaurant and 900 sq. ft. remainder space within the bank building. The applicant must request a parking reduction with supporting rationale and the County staff needs to make findings for approval.

Was a parking reduction approved previously? When and for which project?
CZLUO 23.04.162, Shared on-site parking adjustment requires the "site" to share space is the subject parcel (i.e. bank building) not the center.

Property Owner Agreements

Please provide agreements or Memorandum of Understanding between adjacent property owners for parking and wastewater with numbers that accurately document availability.

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

Vacant spaces

Both Bay Osos and Los Osos Shopping Centers have vacancies. All spaces currently vacant, including the 900 sq. ft. remainder space within the bank building, must be allocated parking, water and wastewater flows, before any transfers or sharing to accommodate the proposal are made.

**Recently the gym sought to expand into neighboring vacant space and was denied by the property owner on the basis of parking limitations.*

Drive-Thru

The drive-thru window was removed from the bank building as part of the 2009 building remodel (PMT2007-02247). A drive-thru is a new use and approval would be discretionary.

The Draft Estero Plan Update approved by the San Luis Obispo County Board of Supervisors (2004) eliminated drive-thru's in Los Osos to encourage pedestrian friendly circulation and walkability for the community. The City of Pismo Beach has prohibited drive-thru's in its Local Coastal Plan in the portion of the city that lies within the Coastal Zone since 1983 and the City of San Luis Obispo also adopted a similar prohibition. As examples both these communities are both tourist destinations and enjoy the community character protected by the prohibition on drive-thru's.

Is the drive thru essential to the project? Is the applicant willing to defer until the area plan update is complete or eliminate it?

Conclusion

The numerous project iterations and assertions by the applicant make it difficult to know what project is being presented for approval (i.e. vague and evolving project description). No intensified use of property within the Prohibition zone relative to water and wastewater is allowed pursuant to LOWWP CDP COA #5. This is the case until the Groundwater Basin Management Plan is funded, as least in part, the community-wide Habitat Conservation Plan is approved with a funding plan and all programs are folded into a Local Coastal Program Amendment for the urban area of Los Osos.

The application, to date, has failed to demonstrate how the intensified use (fast food restaurant verses bank) is compensated for with offsite historical wastewater flows.

From the Desk of Julie Tacker
PO Box 6070
Los Osos, CA 93412
805.528.3569
julietacker@charter.net

Environmental Determination

The project proposed intensifies use of water and wastewater. The community of Los Osos was certified Level Severity III in 2007 for water resources and has been under a septic prohibition since 1988. These conditions will not change after the wastewater project comes online, as dictated by Condition #5 as stated above. The increase in water and wastewater are significant impacts on the environment that must be addressed.

Once a project description is complete, a thorough Initial Study can be done. A Categorical Exemption would not be applicable in this case, in light of the intensified uses proposed. A Mitigated Negative Declaration, at a minimum, including a Developers Statement would be appropriate explaining how the project intends to mitigate its impacts. Alternatively, a Focused EIR, could address impacts of the project on the community resources. The EIR could serve as a public disclosure document and address the numerous outstanding issues in a comprehensive and organized fashion.

Thank you for your attention to these important matters. Feel free to contact me with any questions you may have.

Sincerely,



P.O. Box 6070, Los Osos, CA 93412



LOS OSOS BUILDING MORATORIUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

On January 8, 1988 the California Regional Water Quality Control Board (RWQCB) imposed a moratorium on current discharges, new sources of sewage discharge and increases in the volume of existing sources in the community of Baywood-Los Osos. The moratorium was imposed through the provisions of a Memorandum of Understanding executed between the county and the RWQCB in December 1978, and imposes a variety of responsibilities on the county. The purpose of this memo is to set forth official Department of Planning and Building policy on the implementation of the moratorium by staff.

AREA WHERE MORATORIUM APPLIES

The area subject to the moratorium is shown on the attached map, and is known as the prohibition area. The provisions of the moratorium **do not** apply outside of the prohibition area. (See last page for Martin Tract and Bayview Heights Exception Areas)

EFFECT OF MORATORIUM ON THE PERMIT PROCESS

The primary effect of the moratorium is that this office is prohibited from issuing any permits for new on-site sewage disposal systems (commonly called "septic" systems) within the prohibition area. We are also prohibited from issuing permits for expansion of the capacities of any existing systems, which means not permitting any additional building areas (bedrooms) that would increase the amount of discharge. These mandates (for our purposes) translate into the following specific requirements:

1. Independent structures without toilets or other plumbing fixtures (e.g. detached garages) may be approved as long as there are no rooms which can be used as bedrooms.
2. Additions to existing buildings which would normally (in circumstances other than the moratorium) require accompanying expansion of on-site sewage disposal (septic) systems shall not be approved, even where the existing septic system was originally oversized and could accommodate the addition without expansion.
3. Proposed living area (not bedroom) additions to existing dwellings will be processed per normal procedures: if they would not normally require accompanying septic system expansion, they may be approved. However, only living area additions that are open to the "core" of the house (kitchen, living room or dining room), that have large cased openings (half the area of the wall between them) with no doors and that do not have closets will be approved. If you have any questions about these requirements please call Steve Hicks, Supervising Plans Examiner, at 781-5709 before you complete your design.
4. Any change in occupancy of commercial structures which would increase the "drainage fixture unit" requirements per the Uniform Plumbing Code shall not be approved.
5. Fill out the attached Statement of Compliance. Please have it signed, notarized and recorded prior to permit issuance.

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

APN No. _____ Permit No. _____

STATEMENT OF COMPLIANCE

I, _____, the owner of real property commonly known as
_____, APN # _____ ("Property"), state:
(address)

1. I have received a copy of the Los Osos Moratorium Bulletin ("Moratorium Bulletin") as part of my permit application package from the San Luis Obispo County Department of Planning and Building ("County").
2. In consideration of the County issuing Construction Permit No. _____ ("Permit") and granting final approval on the Permit, I agree to maintain the Property in conformance with the Moratorium Bulletin and the Property plans as approved by the County for issuance of the Permit.
3. I acknowledge that a conversion of non-sleeping rooms without a permit is a misdemeanor. Any modification of the Property in violation of the Moratorium Bulletin or the Permit constitutes an illegal modification in violation of County and State regulations and could subject me and subsequent owners of the Property to civil and/or criminal liability and damages.
4. In the event the Property is connected to a community sewer system and discontinues use of an on-site sewage disposal system or the Los Osos Building Moratorium is lifted and is no longer in effect, this Statement of Compliance shall be of no further force or effect.
5. I acknowledge that this Statement of Compliance shall be recorded in the Office of the County Recorder for the County.

Signature of Owner _____

Print Name: _____ Date: _____

Signature of Owner _____

Print Name: _____ Date: _____

Note: The signatures on this page must be acknowledged by a Notary.



LOS OSOS BUILDING MORATORIUM

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

Promoting the Wise Use of Land • Helping to Build Great Communities

On-Site Waste Discharge in Los Osos for Martin Tract and Bayview Heights Exception Areas

1. Per RWQCB WDR 00-12, Waste discharge is permitted in the Martin tract and Bayview Heights as long as the following conditions are met.

- a) The lot is an existing lot of record one acre minimum with an approved tentative subdivision map on or before September 8, 1999, or less than one acre with an approved tentative subdivision map on or before September 16, 1983.
- b) The project includes approved conventional septic system with at least 30 feet to groundwater.
- c) The discharger must submit a complete Notice of Intent (NOI) and first annual fee for each discharge to the RWQCB. Plans will not be approved until the RWQCB approves the NOI
- d) Remodels of existing units within the Bayview Heights and Martin Tract areas are authorized without filing an NOI provided the onsite wastewater system serving such re-model complies with the Basin Plan criteria for such systems and the wastewater system is inspected for condition, and verified for size by a C-42 Plumber.
- e) Daily flow of discharge averaged over a monthly period shall not exceed 375 gallons.
- f) The discharger shall have accumulated solids removed from septic tanks at least every five years, and more frequently if needed.

Exhibit 2

Evacuation

IF YOU DO NOT HAVE
TRANSPORTATION

If an evacuation is ordered for your PMA and you do not have transportation, try to find a ride with a friend or neighbor. If you can't find a ride, walk to the nearest collection point for your Protective Action Zone. If you are unable to walk to a collection point because of a disability, call (805) 543-2444. (This number will be activated only during an emergency.) Listen to a local radio or television station for further details. Do not call 911 unless you need urgent emergency assistance.

Note that these collection points are just places to obtain transportation out of an evacuated area. They are not places to obtain shelter. Transportation will only be provided in PZAs directed to evacuate.

LECTION POINTS

PAZ AREA	CARELESS COLLECTION POINT
1 Plant Site	Not applicable for the general public
2 6-Mile Radius Low-Population Zone	(call (805) 543-2444)
3 Avila Beach	1 Avila Beach Community Center, 191 San Miguel, Avila Beach
4 Avila Beach/San Luis Bay	2 Fire Station 62, San Luis Bay Estates, San Luis Bay Drive
5 See Canyon/Pecunio Canyon/LOVR	3 (call (805) 543-2444)
6 Baywood/Los Osos	4 Los Osos Christian Fellowship, 1335 7th Street at Santa Maria Avenue, Baywood Park
7 Pismo/Shell Beach, City of Pismo Beach	5 Trinity United Methodist Church, 490 Los Osos Valley Road at Pine Avenue
8 Price Canyon	6 Vons Shopping Center, Los Osos Valley Road near 10th Street
9 San Luis Obispo/Cal Poly/Cuesta	7 Snyglass Inn Parking Lot, 2705 Snyglass Drive, Shell Beach
10 Morro Bay	8 Pismo Yacht Hall, 780 Bello Street, Pismo Beach
11 Cayucos	9 Pacific Coast Plaza, 825 Oak Park Road near Highway 101 (this collection point serves both Zones 6 & 10)
12 Five Cities Southern Portion Arroyo Grande	10 (call (805) 543-2444)
13 Grover Beach	11 Albertson's Shopping Center, 772 Foothill Boulevard near Broad Street
14 Oceano	12 Laurel Lane Shopping Center, 1257 Laurel Lane at Augusta Street
15 Price Canyon/Orcutt Road	13 Meadow Park Recreation Hall, Meadow Street at South Street
16 Nipome (North of Willow Road)	14 Laguna Lake Golf Course Club House, 11175 Los Osos Valley Road at Laguna
17	15 Veterans Building, 801 Grand Avenue at Monterey Street
18	16 Mission San Luis Obispo, 782 Monterey Street at Chorro Street
19	17 Padre Plaza Shopping Center, Figueroa Street and Prado Road
20	18 Cal Poly North side of Mustang Stadium, "O'Neil Green"
21	19 Cal Poly parking area M, the corner of Mount Bishop, and Highland Drive
22	20 Cal Poly parking lot G1-K2, Grand Avenue and Slack Street
23	21 Cal Poly parking lot G1-K2, Grand Avenue and Slack Street
24	22 Cuesta Community College Library Building #3100
25	23 Cuesta Community College Parking Lot #3 on Romantillo Street
26	24 Cuesta Community College Soccer fields next to the Service Road
27	25 Morro Bay Presbyterian Church, 485 Piney Way at Anchor Street
28	26 Morro Bay Elementary School, 1130 Napa Avenue at Monterey Avenue
29	27 Morro Bay High School, 235 Alascadero Road at Highway 1
30	28 Spencer's Market, 2650 Main Street at Elena Street
31	29 Del Mar School, 501 Sequoia Street at Fir Avenue
32	30 Capucos Veterans Hall, North Ocean Avenue at Capucos Drive
33	31 Fire Station 11, Chaney Avenue and Ocean Boulevard
34	32 United Methodist Church, 275 N. Halcyon Road at Bennett Avenue
35	33 St. Patrick's Church, 501 Fair Oaks Avenue near Valley Road
36	34 Pacific Coast Plaza, 825 Oak Park Road near Highway 101 (this point serves both Zones 6 & 10)
37	35 Elm Street Park Recreation Center, 1221 Ash Street, near Elm Street
38	36 Arroyo Grande City Hall, 214 East Branch Street at Mason Street
39	37 Peace Lutheran Church, 244 Oak Park Boulevard at Ramona Avenue
40	38 South County Regional Center, 800 West Branch Street
41	39 Grover Beach Police Department, 711 Rockaway Avenue at South 8th Street
42	40 Ramona Garden Center, 993 Ramona Avenue at North 10th Street
43	41 Grover Heights Elementary School, 770 North 8th Street at Ritchie Road
44	42 Grover Beach Elementary School, 365 South 10th Street at Longbranch Avenue
45	43 Grover Beach Community Center, 1230 Trouville Avenue at South 12th Street
46	44 Oceano Community Center, 1425 19th Street
47	45 (call (805) 543-2444)
48	46 Lopez High School, 1055 Mesa View Drive, Arroyo Grande

APCD

I. T-4 PARK AND RIDE LOTS

II. BASELINE EMISSIONS

ARB Inventory Category: Planning Inventory Emissions from On-Road Vehicles (Tons per Day)

Year	1991	1994	1997	2000	2003	2006	2015
ROG (t/d)	16.3	12.3	9.0 7.6	6.1	4.7	2.5	
NOx (t/d)	21.8	19.2	16.3 14.6	12.9	11.6	10.2	

(see Section XI. for documentation)

III. IMPLEMENTED CONTROL MEASURE DESCRIPTION

Designed to support the Trip Reduction Program, Park and Ride (P&R) lots provide a staging area for ridesharing activities. The most common use of P&R lots in San Luis Obispo County is as a meeting point for carpools and vanpools. Transit connections are available at some lots within a short walk, and bike lockers are available at most lots; however, the primary use is for automobile parking.

San Luis Obispo County Park & Ride Lot Profile :			
Name & Location	Parking Spaces	Bike Lockers?	Transit Access?
Niblick Rd, Woodland Plaza II, Paso Robles	33	Racks	PRCAT, CCAT
Train Station, 8th & Pine, Paso Robles	15	Racks	PRCAT, CCAT
Mall Extension: Hwy 41, Atascadero	42	4	no
Curbaril Av & Hwy 101, Atascadero	25	8	CCAT
Santa Barbara Rd & Hwy 101, Atascadero	12	4	no
Hwy 58 & 101, Santa Margarita	15	4	CCAT
Church of Nazarene: So. Bay Bl, Los Osos	10	0	CCAT
Vons Market: Los Osos Valley Rd, Los Osos	15	0	no
Pismo Beach Outlet Center: Hwy 101, PB	25	0	SCAT
Halcyon Rd & Hwy 101, Arroyo Grande	33	4	SCAT, CCAT
Nipomo Boys & Girls Club: 101 & Tefft	30	0	CCAT
Totals:	255	24	8 of 11

DISTRICT 05 CALTRANS PARK AND RIDE LOT LISTING

	No. of Spaces	City	Location
SANTA CRUZ COUNTY			
Summit (Informal Lot)	12	Santa Cruz	Summit Rd and Hwy 17
Scott's Valley Transit Center	219	Scotts Valley	At Kings Village Rd off Mt Hermon Rd
Pasatiempo	63	Santa Cruz	At Pasatiempo exit on Hwy 17 on west side of interchange
Quaker Meeting House Church	12	Santa Cruz	225 Rooney St; take Morrissey exit on Hwy 1
Soquel Dr	57	Santa Cruz	Hwy 1 and Soquel Drive on Paul Sweet Rd
Resurrection Church	78	Aptos	Hwy 1 and Seaciff /State Park Drive exit
MONTEREY COUNTY			
Prunedale	33	Prunedale	101/156 Interchange South at Prunedale
Laureles Grade Rd	19	Near Monterey	Laureles Grade Rd and Hwy 68
Crossroads Shopping Center	33	Carmel	At Crossroads Shopping Center and Hwy 1
SAN BENITO COUNTY			
Veterans Memorial Park	18	Hollister	Hillcrest Rd at Memorial Rd in Hollister
Searle Rd	20	Nr San Juan Bautista	On Searle Rd at 101/156 Interchange North
SAN LUIS OBISPO COUNTY			
Multi-modal Transit Center in Paso	40	Paso Robles	At Amtrak Station in Paso Robles
Woodland Plaza/Niblick Rd	28	Paso Robles	At Woodland Plaza II at Walmart
Las Tablas Rd	42	Templeton	At Las Tablas Rd and Rte 101
Route 41 East	38	Atascadero	Near Health Center Building on Rte 41
St Williams Church	48	Atascadero	6401 Santa Lucia Rd
Curbaril Rd	34	Atascadero	At Curbaril Rd and Rte 101
Santa Rosa	15	Atascadero	At Santa Rosa Rd and Rte 101
Santa Barbara Rd	12	Atascadero	At Santa Barbara Rd and Rte 101
Santa Margarita	16	Santa Margarita	At 101/58 Interchange
Nazarene Church	12	Los Osos	Nazarene Church at Santa Ysabel/So. Bay Blvd
Bob Jones Bike Trail Parking	27	Near Avila Beach	Avila Bay Drive exit off 101, right on Ontario Rd.
Pismo Outlets Mall	20	Pismo Beach	At Five Cities Drive exit and Rte 101
Halcyon Rd	49	Arroyo Grande	At Halcyon Rd exit and Rte 101
Walmart in A.G.	26	Arroyo Grande	At Walmart parking lot
Vons Market (Informal Lot)	15	Los Osos	Behind Von's Market
SANTA BARBARA COUNTY			
Clark Ave NE	19	Orcutt	At Clark Ave and Rte 135 Northeast quadrant
Clark Ave NW	24	Orcutt	At Clark Ave and Rte 135 Northwest quadrant
Clark Ave/101	34	Orcutt	At Clark Ave and Rte 101 east side
Lompoc	15	Lompoc	At bowling alley at 7th and Ocean (Hwy 1)
Santa Inez	20	Santa Inez	At 154/246 Intersection
Buellton	33	Buellton	On Ave of Flags (south)

Contract Lot - SLOCOG 2005

Von's Market, Los Osos

Lot Location: Los Osos Valley Road /
10th St. (behind Vons)

Access Convenience: Low

*Low - involves backtracking in both directions
High - easy access in either direction nearby.*

Visibility: Low

*Low - unseen from main travel roads
High - seen from highest traffic corridor in area*

Security

Lighting: None

Phone: Yes-Nearby

Bike Lockers: None

Multimodal

Transit Stop(s): RTA Routes 11 (LOCAL)
& 11 (EXPRESS)

Bench/Shelter: Shelter (on 10th)

Bike Access: Class II on LOVR

Facility Conditions

Avg. 3-yr Occupancy: 93 %

Avg. 2005 Occupancy: 111 %

Lot Constraints: None

Number of Spaces: 15

Handicapped Space(s): None

Expansion Potential: 20 Spaces

Existing Use: Von's Market Receiving Area

Site Identification

Signage: No

Defined Boundary: No

Pavement Condition: Excellent

Poor - gravel/dirt/excessive cracking observed

Fair - some alligator cracking observed

Good - Minimal cracking observed

Excellent - No improvement needed.

Striping: Yes

Wheel Stops: Yes

Landscaping: Some

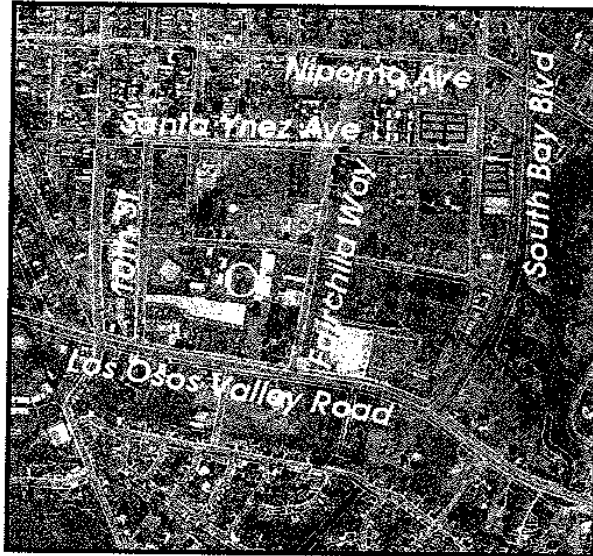
Owned / Leased: Leased

Additional Elements

Multi Function Lot: Yes

Recommended Improvements

Restriping. To increase the visibility to attract additional users, relocate lot to a frontage section of Los Osos Valley Road, or delete lot due to safety and security issues.



New Fire Apparatus

Page 1 of 2



Los Osos
Community
Services District

Call (805) 528-9370 | Join Email List | Contact Info | About LOSOSD | Careers | Website | Site Map



Home Event Calendar Board of Directors Billing Services Utilities Emergency Services

Search

Emergency Services

New Fire Apparatus

Emergency Services
Estero Bay
CERT Training 2014
Smoke
Detector Safety
Heart Rescue
Now
SKY LANTERNS
New Fire Apparatus
New South Bay
Fire Engine
Wildland Fire
Prevention and
Preplanning
Slideshow:
Trench Safety
for the Public
APCD Burn
Permits
Disaster
Preparedness
California
Tsunami
Preparedness
Tsunami
Inundation
Map: Los Osos
Help Us Find
You!
Kitchen Fire
Safety
Fire Safe
Inside and Out
Cool a Burn
Juvenile
Firesetter
Program
Fire
Extinguishers
FIRE
PREVENTION:
Residential Fire
Sprinklers
Carbon
Monoxide(CO)
Questions &
Answers
Carbon
Monoxide(CO)
Monitors
Placement
Fire Safety
Videos
Links



The City of Pismo Beach and the Los Osos Community Services District/Station 15 – South Bay proudly announce the purchase of two state-of-the-art Type 1 Pumper Fire Engines. The joint purchase attracted many prospective bidders, and made the bid process much more competitive. With a joint purchase, agencies saved a significant amount of money and this savings directly benefits the residents.

The new engines bring significant emergency response improvements to both fire stations, such as advanced light towers to assist with night traffic and cliff rescues, the capability of running two extrication tools at the same time while on vehicle accidents and cleaner exhaust emissions. Equipment such as rescue gear, water rescue gear and a rescue board are now all in specialized cabinets which protect against the elements and adds to the lifespan of the equipment. Both engines also carry a 35 foot ladder as opposed to the standard 24 foot ladder carried on most engines to allow access to 2nd and 3rd stories on most homes. The engines will be placed into service in September and both fire departments look forward to using the new apparatus to respond to emergency incidents.


The engines will be placed into service in September and both fire departments look forward to using the new apparatus to respond to emergency incidents.

***CAL FIRE/Pismo Beach will be hosting a Ribbon Cutting Ceremony on Saturday, August 31st at 9:00 a.m. and the Pismo Beach Firefighter's Association will be hosting an Open House until noon. Please come and see the new engine, meet our staff and enjoy some refreshments.

***CAL FIRE/Station 15 – South Bay will be hosting an Open House Safety Fair on Saturday, October 12th in the Vons Parking Lot, 1136 Los Osos Valley Road, from 10:00 a.m. – 2:00 p.m. Please come and see the new engine, meet the staff from CAL FIRE/Station 15 – South Bay, as well as SLO Ambulance Department and California Highway Patrol. You and your family can also witness an extrication demonstration, tour the San Luis Obispo County Firehouse and Smokey Bear.

###

Event Parking



SAN LUIS OBISPO SYMPHONY
MICHAEL BOWEN - MUSIC DIRECTOR

Home Concerts and Events Meet the Symphony Support the Symphony Music Education Hire A Musician

POPS BY THE SEA!

Pops Shuttle and Driving Directions

Tickets will be available **ONLINE** until 12am on Sunday, September 1st. Lawn Seating tickets and a limited number of Party Table tickets will also be available at the gate beginning at 2pm. So, there's no excuse to miss the **BEST** way to spend Labor Day Weekend on the Central Coast!


If you'd like to save some gas and take a scenic ride, [Pedal to Pops](#) on the Bob Jones Bike Trail!

TRANSPORTATION OPTIONS

This page offers some great options to save gas, save time, save money and save the planet when you come to Pops. Use the information below to find the option that best suits your needs and have fun at Pops!

POPS SHUTTLE BUS

Pops Shuttle Buses are **FREE**, but you must have a reservation. Tickets are available online but once they're gone, they're gone! The shuttle bus will deliver patrons to the 10th Fairway entrance. It is a fairly long walk across the fairway, then across the footbridge into the venue, so keep that in mind when you pack your picnics and supplies! Patrons may board the same bus for the return trip at the same location after the concert.



Please click the link below to print out your own bus pass along with your "e-tickets" to Pops. If you have any difficulties, just give us a call at (805) 543-3533.

[SHUTTLE TICKETS](#)

SHUTTLE BUS SCHEDULE

Bus #1 - From the North Coast
 Morro Bay - Morro Bay High School - Departs 1:25 pm
 Los Osos - Park 'n Ride Lot (behind Vore) - Departs 1:45 pm
 Arrive at Pops by the Sea at 2:45 pm

Bus #2 - From the North County
 Paso Robles - Paso Robles Library - Departs 1:10 pm
 Atascadero - St. William's Church (6410 Santa Lucia) - Departs 1:45 pm
 Arrive at Pops by the Sea at 2:35 pm

Bus #3 - From the South County
 Santa Maria - SMAF Bus Stop (Cook btw Miller & Broadway) - Departs 1:40 pm
 Nipomo - Nipomo Rec. Center (Telft St./So. Frontage Rd.) - Departs 1:55 pm
 Arroyo Grande - Park 'n Ride Lot (Hwy 101/Haleyon) - Departs 2:10 pm
 Arrive at Pops by the Sea at 2:45 pm

Bus #4 - From San Luis Obispo
 San Luis Obispo - Old French Hospital (1160 Marsh St.) - Departs 2:10 pm
 Arrive at Pops by the Sea at 2:30 pm

DRIVING DIRECTIONS

From the North and from the South, exit Highway 101 at Avila Beach Drive and follow the "POPS" signs as you approach the Avila Beach Golf Resort. [Click here](#) for a map.


PARKING

All parking is on-site at the Avila Beach Golf Resort. Patrons with valid Disabled Person placards should use the second entrance marked "Disabled & VIP Parking." All others should take the first entrance marked "Pops Event Parking" located on the 10th Fairway. There will be a \$5 parking fee for all cars.


For more information about accessibility and assistance for patrons with disabilities or trouble walking, please call the SLO Symphony office at (805) 543-3533, or click [HERE](#) to email.

PEDAL TO POPS

Event
Parking



Like Chip Tingle, Dave Congleton and 1,751 others like this.



[SIGN UP FOR E-NOTES!](#)

[DONATE NOW](#)

[BUY TICKETS AND CLOSAS](#)


[EVENT CALENDAR](#)

[YOUTH SYMPHONY](#)


[VOLUNTEER](#)

[FREE DRESS REHEARSALS](#)

e-notes sponsored by

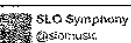


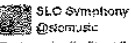
Generous Print Sponsor

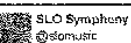


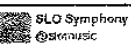
Print • Digital • Website • Mail

Tweets Follow

 SLO Symphony 36m
 @slomusic
 On February 1st, Rachy III will be showing at the Performing Arts Center. In one corner, we have the reigning... [f.me/2ZswYERC](#)

 SLO Symphony 13 Jan
 @slomusic
 Rachmaninoff's Tenth Piano Concerto is one of the most fiery and technically challenging works in the classical... [f.me/2Z77Wnk9w](#)

 SLO Symphony 6 Jan
 @slomusic
 The film, BOTSO has won the Audience Choice Award at the Waimea Ocean Film Festival. This film has now been in... [f.me/24jY7H0](#)

 SLO Symphony 2 Jan
 @slomusic
 I posted a new photo to Facebook [f.me/2j3Ca42Xz](#)

[Tweet to @slomusic](#)



Locations Search

My Location Enter location or postal code

Locations (by distance):

Valencia Center
 Address: 21,580 LB
 Glass: 20,154 LB
 Plastic: 11,060 LB
 Electronics

Vons 10.9 mi. out
 1130 Lin Chapman Valley Rd
 Los Chapo 90490

Hours of Operation
 Sunday: 10:00am to 5:00pm
 Monday: 10:00am to 5:00pm
 Tuesday: Closed
 Wednesday: 10:00am to 5:00pm
 Thursday: Closed
 Friday: 10:00am to 5:00pm
 Saturday: 10:00am to 5:00pm
 Lunch: 11:00am to 2:00pm

Valencia Center
 Address: 21,580 LB
 Glass: 20,154 LB



2/6/14 PC Item 3 -Fw: Mc Donalds Los Osos

Ramona Hedges to: PL_PC_Commissioners_only, Kerry Brown
Cc: Whitney McDonald, Elizabeth Martyn

01/31/2014 08:54 AM

From: Ramona Hedges/Planning/COSLO
To: PL_PC_Commissioners_only, Kerry Brown/Planning/COSLO@Wings
Cc: Whitney McDonald/Counsel/COSLO@Wings, Elizabeth Martyn/Counsel/COSLO@Wings

Commissioners,
please see below. Thank you.

Ramona Hedges, (805) 781-5612
Planning Commission Secretary
Custodian of Records
Records Management Supervisor
rhedges@co.slo.ca.us
<http://www.sloplanning.org>
<http://www.facebook.com/SLOPlanning>
<http://twitter.com/SLOCoPlanning>



----- Forwarded by Ramona Hedges/Planning/COSLO on 01/31/2014 08:53 AM -----

From: David <yellosno1@sbcglobal.net>
To: rhedges@co.slo.ca.us
Date: 01/30/2014 05:31 PM
Subject: Mc Donalds Los Osos

Please allow the McDonalds in Los Osos. We have very little here and there is a small group of people that oppose everything. I have yet to meet anyone that would not love to see the Mc Donalds built here.

Thank you, David Freiria



McDonald's in Los Osos

MADELINE PALASZEWSKI to: kbrown@co.slo.ca.us

01/31/2014 10:33 AM

From: MADELINE PALASZEWSKI <palaszewskifam@sbcglobal.net>

To: "kbrown@co.slo.ca.us" <kbrown@co.slo.ca.us>

Please respond to MADELINE PALASZEWSKI <palaszewskifam@sbcglobal.net>

History: This message has been forwarded.

Ms. Brown:

I am a 27 year resident of Los Osos and a homeowner. I am writing to you today to express my opposition to McDonald's opening a drive-thru resident in the old Bank of America building on Los Osos Valley Road. There are many reasons I oppose the permit for McDonald's, but I will touch on the most obvious issues in this letter: water and air quality. As you know, we are experiencing a dire drought and Los Osos was already certified Level Severity III in 2007. We do not have enough water to support McDonald's!

I'm extremely concerned about what a 24 hour drive-thru restaurant will do to the air quality in Los Osos. There is a reason the city of San Luis Obispo has banned drive-thru's and we don't NEED a drive-thru in Los Osos! As I said, there are many more reasons McDonald's is a bad fit for Los Osos (traffic, wastewater usage,safety) and there is a McDonald's 5 minutes away in Morro Bay. Please review this application carefully and deny the permit for McDonald's. Thank you.

Best,

Madeline Palaszewski
805-471-9386



Los Osos McDonald's
Tom Cantwell to: kbrown

01/31/2014 12:05 PM

From: "Tom Cantwell" <cantwell@olypen.com>
To: <kbrown@co.slo.ca.us>

Kerry:

Please let the Planning Commission know that as a resident of Los Osos, I would like to keep fast food restaurants out of our town core. Having people drive through our town and see the shopping center dotted with any fast food restaurant is unacceptable to me. We are in a serious water problem, it's not getting better and the use of water by this establishment is like throwing something in my face. The Board of Supervisors and the Planning Commission should listen to the majority of citizens who do not want McDonalds in our town. Let us finish our community plan and then let us decide how we want our town to look.

Thank you,

Tom Cantwell